



Address: [2517 RATTIKIN RD](#)
City: FORT WORTH
Georeference: 39655-5-14
Subdivision: SOUTHPORT ADDITION
Neighborhood Code: 1H050D

Latitude: 32.7089354173
Longitude: -97.2893183141
TAD Map: 2060-376
MAPSCO: TAR-078W



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: SOUTHPORT ADDITION Block 5
Lot 14

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1950

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02872420

Site Name: SOUTHPORT ADDITION-5-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 864

Percent Complete: 100%

Land Sqft^{*}: 7,865

Land Acres^{*}: 0.1805

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

RUIZ MIGUEL NIETO
VERA DE RUIZ MARIA ELENA

Primary Owner Address:

3424 WOODBRIDGE DR
FOREST HILL, TX 76140

Deed Date: 10/28/2018

Deed Volume:

Deed Page:

Instrument: [D223044511 CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GREGORIAN LIVING TRUST	8/20/2018	D218190214		
RAYFORD ELVIN JR;RAYFORD GWENDOLYN	9/1/2013	D213233044	0000000	0000000
RAYFORD MILFORD E;RAYFORD RHONDA	9/29/2010	D210240023	0000000	0000000
ELVIN OPHELIA;ELVIN RAYFORD	12/31/1900	000000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$152,465	\$23,595	\$176,060	\$176,060
2024	\$152,465	\$23,595	\$176,060	\$176,060
2023	\$168,096	\$23,595	\$191,691	\$191,691
2022	\$124,865	\$5,000	\$129,865	\$129,865
2021	\$69,648	\$5,000	\$74,648	\$74,648
2020	\$66,569	\$5,000	\$71,569	\$71,569

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.