



**Address:** [2104 FAIRVIEW ST](#)  
**City:** FORT WORTH  
**Georeference:** 40005-53-23  
**Subdivision:** SPRINGDALE ADDITION  
**Neighborhood Code:** 3H050M

**Latitude:** 32.7899218633  
**Longitude:** -97.2966638533  
**TAD Map:** 2060-408  
**MAPSCO:** TAR-063H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SPRINGDALE ADDITION Block  
53 Lot 23

**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)

**Site Number:** 02920859  
**Site Name:** SPRINGDALE ADDITION-53-23  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,604  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,150  
**Land Acres<sup>\*</sup>:** 0.2100  
**Pool:** N

**State Code:** A

**Year Built:** 1959

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$228,745

**Protest Deadline Date:** 5/24/2024

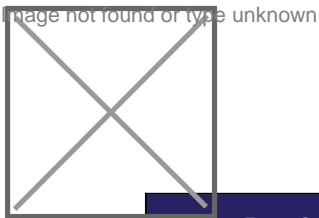
<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
RUVALCABA IGNACIO  
**Primary Owner Address:**  
2104 FAIRVIEW ST  
FORT WORTH, TX 76111

**Deed Date:** 6/30/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217151390](#)



| Previous Owners           | Date       | Instrument                 | Deed Volume | Deed Page |
|---------------------------|------------|----------------------------|-------------|-----------|
| KASBJIEPIEJMEL NAGLA      | 7/19/2016  | <a href="#">D216183702</a> |             |           |
| DJEMAL N K;DJEMAL TAIEB B | 5/20/1994  | 00115920000740             | 0011592     | 0000740   |
| SEC OF HUD                | 7/7/1993   | 00112440000768             | 0011244     | 0000768   |
| NATIONAL MTG CO           | 7/6/1993   | 00111400001998             | 0011140     | 0001998   |
| MORGAN LORAIN L           | 7/24/1985  | 00082530001283             | 0008253     | 0001283   |
| COLE W M ESTATE           | 12/31/1900 | 00000000000000             | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$182,995          | \$45,750    | \$228,745    | \$228,745                    |
| 2024 | \$182,995          | \$45,750    | \$228,745    | \$218,128                    |
| 2023 | \$182,063          | \$45,750    | \$227,813    | \$198,298                    |
| 2022 | \$172,023          | \$32,025    | \$204,048    | \$180,271                    |
| 2021 | \$140,883          | \$23,000    | \$163,883    | \$163,883                    |
| 2020 | \$129,858          | \$23,000    | \$152,858    | \$152,858                    |

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

- HOMESTEAD GENERAL 11.13(b)

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.