



Address: [2116 FAIRVIEW ST](#)
City: FORT WORTH
Georeference: 40005-53-26
Subdivision: SPRINGDALE ADDITION
Neighborhood Code: 3H050M

Latitude: 32.7905433165
Longitude: -97.2966543138
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 26

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: 1962

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$210,299

Protest Deadline Date: 5/24/2024

Site Number: 02920883

Site Name: SPRINGDALE ADDITION-53-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,390

Percent Complete: 100%

Land Sqft^{*}: 8,625

Land Acres^{*}: 0.1980

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:

AYJIAN PATRICIA A

Primary Owner Address:

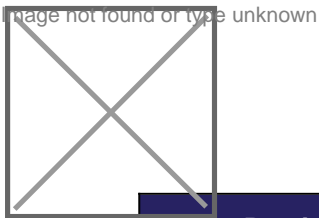
2116 FAIRVIEW ST
FORT WORTH, TX 76111-5029

Deed Date: 1/12/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214032105](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
AYJIAN THOMAS G EST	10/16/1992	00108300001945	0010830	0001945
DAVIS JOE M;DAVIS MARCIA K	4/24/1986	00085250001418	0008525	0001418
HENDRICK DUMONT	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 ⁺
2025	\$167,174	\$43,125	\$210,299	\$199,701
2024	\$167,174	\$43,125	\$210,299	\$181,546
2023	\$166,331	\$43,125	\$209,456	\$165,042
2022	\$157,200	\$30,188	\$187,388	\$150,038
2021	\$128,865	\$23,000	\$151,865	\$136,398
2020	\$118,780	\$23,000	\$141,780	\$123,998

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.