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Tarrant Appraisal District
Property Information | PDF
Account Number: 02985217

Address: [2304 AVALON CT](#)
City: FORT WORTH
Georeference: 40620-4-7
Subdivision: STRATFORD ADDITION
Neighborhood Code: 1H030C

Latitude: 32.7453465945
Longitude: -97.2669968201
TAD Map: 2066-392
MAPSCO: TAR-078D



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

PROPERTY DATA

Legal Description: STRATFORD ADDITION Block 4
Lot 7

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: 1941

Personal Property Account: N/A

Agent: WILLIAM PORTWOOD (01111)

Protest Deadline Date: 5/24/2024

Site Number: 02985217

Site Name: STRATFORD ADDITION 4 7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,441

Percent Complete: 100%

Land Sqft^{*}: 17,363

Land Acres^{*}: 0.3985

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:

L&M MERCER PROPERTIES LLC

Primary Owner Address:

4001 BELFORD AVE
FORT WORTH, TX 76103

Deed Date: 6/18/2021

Deed Volume:

Deed Page:

Instrument: [D221181014](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERCER MICHAEL	6/7/2018	D218124470		
COLLIS THAY M	5/27/1999	00139470000007	0013947	0000007
COLLIS KIMBERLY A; COLLIS THAY M	6/21/1993	00111120000368	0011112	0000368
WHITE VINCENT W	5/2/1984	00078170001122	0007817	0001122
HAMPDEN SPILLER	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	\$130,097	\$37,363	\$167,460	\$167,460
2024	\$169,120	\$37,363	\$206,483	\$206,483
2023	\$189,359	\$37,363	\$226,722	\$226,722
2022	\$134,000	\$18,000	\$152,000	\$152,000
2021	\$134,000	\$18,000	\$152,000	\$152,000
2020	\$129,181	\$18,000	\$147,181	\$147,181

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.