



**Address:** [2504 YEAGER ST](#)  
**City:** FORT WORTH  
**Georeference:** 40920-1-17  
**Subdivision:** SUNSET VIEW ADDITION  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7434998566  
**Longitude:** -97.2336459277  
**TAD Map:** 2078-388  
**MAPSCO:** TAR-079G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SUNSET VIEW ADDITION Block  
1 Lot 17

**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:** 1953

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$207,250

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

**Site Number:** 03051064

**Site Name:** SUNSET VIEW ADDITION-1-17

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,377

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,500

**Land Acres<sup>\*</sup>:** 0.2410

**Pool:** N

<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:**

JAMES ETHAN BEN JOY

**Primary Owner Address:**

2504 YEAGER ST  
FORT WORTH, TX 76112-5052

**Deed Date:** 6/13/2003

**Deed Volume:** 0016862

**Deed Page:** 0000028

**Instrument:** 00168620000028

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MILLER PAULA C INGLIS ETAL	11/9/2002	000000000000000	0000000	0000000
INGLIS ZELDA VEE BONE EST	4/10/1992	00106050000424	0010605	0000424
INGLIS ZELDA V	10/19/1991	000000000000000	0000000	0000000
INGLIS PAUL E;INGLIS ZELDA V	2/26/1953	00025340000318	0002534	0000318

## 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	\$176,750	\$30,500	\$207,250	\$134,874
2024	\$176,750	\$30,500	\$207,250	\$122,613
2023	\$178,328	\$30,500	\$208,828	\$111,466
2022	\$155,285	\$10,000	\$165,285	\$101,333
2021	\$131,219	\$10,000	\$141,219	\$92,121
2020	\$103,506	\$10,000	\$113,506	\$83,746

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.