



**Address:** [2512 YEAGER ST](#)  
**City:** FORT WORTH  
**Georeference:** 40920-1-19  
**Subdivision:** SUNSET VIEW ADDITION  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7430751364  
**Longitude:** -97.2336495053  
**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 19

**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:** 1952

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$175,433

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

**Site Number:** 03051080

**Site Name:** SUNSET VIEW ADDITION-1-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 990

**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:**

PEREZ ALFREDO G

**Primary Owner Address:**

2512 YEAGER ST  
FORT WORTH, TX 76112-5052

**Deed Date:** 9/19/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212241684](#)

| Previous Owners                   | Date       | Instrument                 | Deed Volume | Deed Page |
|-----------------------------------|------------|----------------------------|-------------|-----------|
| DOAN MINH                         | 4/6/2010   | <a href="#">D210089393</a> | 0000000     | 0000000   |
| CAMPUZANO KAREN;CAMPUZANO MACAREO | 10/15/2007 | <a href="#">D207449840</a> | 0000000     | 0000000   |
| DOAN MINH V                       | 1/6/2005   | <a href="#">D205026764</a> | 0000000     | 0000000   |
| JANIK LYNDA                       | 10/9/1997  | 00129430000437             | 0012943     | 0000437   |
| DOAN RUC                          | 10/9/1997  | 00129400000181             | 0012940     | 0000181   |
| ROGERS HORACE;ROGERS SHARON       | 9/11/1985  | 00083060002273             | 0008306     | 0002273   |
| DYSON EARL P                      | 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 | \$144,933          | \$30,500    | \$175,433    | \$107,181                    |
| 2024 | \$144,933          | \$30,500    | \$175,433    | \$97,437                     |
| 2023 | \$146,227          | \$30,500    | \$176,727    | \$88,579                     |
| 2022 | \$127,590          | \$10,000    | \$137,590    | \$80,526                     |
| 2021 | \$108,124          | \$10,000    | \$118,124    | \$73,205                     |
| 2020 | \$85,542           | \$10,000    | \$95,542     | \$66,550                     |

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.