



Address: [2520 YEAGER ST](#)
City: FORT WORTH
Georeference: 40920-1-21
Subdivision: SUNSET VIEW ADDITION
Neighborhood Code: 1H030C

Latitude: 32.7426641863
Longitude: -97.2336530006
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 21

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: \$200,068

Protest Deadline Date: 5/24/2024

Site Number: 03051102

Site Name: SUNSET VIEW ADDITION-1-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,280

Percent Complete: 100%

Land Sqft^{*}: 10,500

Land Acres^{*}: 0.2410

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:

LUJAN RICARDO A
SANCHEZ CLAUDIA A

Primary Owner Address:

2520 YEAGER ST
FORT WORTH, TX 76112-5052

Deed Date: 1/1/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214042525](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
APPROVED PROPERTIES LLC	11/15/2013	D213298373	0000000	0000000
APPROVED RENTAL SOLUTIONS LLC	10/28/2013	D213287826	0000000	0000000
BARNES LINDA KAY	11/17/2012	D213278172	0000000	0000000
CADWALLADER VENITA	2/15/1983	00074460001085	0007446	0001085
FRED CADWALLADER	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	\$169,568	\$30,500	\$200,068	\$167,335
2024	\$169,568	\$30,500	\$200,068	\$152,123
2023	\$171,081	\$30,500	\$201,581	\$138,294
2022	\$148,991	\$10,000	\$158,991	\$125,722
2021	\$125,921	\$10,000	\$135,921	\$114,293
2020	\$99,344	\$10,000	\$109,344	\$103,903

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.