



Address: [2604 YEAGER ST](#)
City: FORT WORTH
Georeference: 40920-1-23
Subdivision: SUNSET VIEW ADDITION
Neighborhood Code: 1H030C

Latitude: 32.7422458211
Longitude: -97.2336549074
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 23

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: 1949

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$179,526

Protest Deadline Date: 5/24/2024

Site Number: 03051129

Site Name: SUNSET VIEW ADDITION-1-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,014

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:

BUTCHER CORTNEY J
BUTCHER BETTY

Primary Owner Address:

2604 YEAGER ST
FORT WORTH, TX 76112-5054

Deed Date: 8/24/1987

Deed Volume: 0009045

Deed Page: 0001206

Instrument: 00090450001206



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WHITE JAMES A	12/31/1900	000000000000000	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	\$149,026	\$30,500	\$179,526	\$103,749
2024	\$149,026	\$30,500	\$179,526	\$94,317
2023	\$150,357	\$30,500	\$180,857	\$85,743
2022	\$131,437	\$10,000	\$141,437	\$77,948
2021	\$111,674	\$10,000	\$121,674	\$70,862
2020	\$88,587	\$10,000	\$98,587	\$64,420

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.