



**Address:** [2416 ROGERS AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44210-31-7  
**Subdivision:** UNIVERSITY PLACE ADDITION  
**Neighborhood Code:** 4T001C

**Latitude:** 32.7171237535  
**Longitude:** -97.362048882  
**TAD Map:** 2042-380  
**MAPSCO:** TAR-076S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** UNIVERSITY PLACE ADDITION  
Block 31 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:** 1924

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$811,000

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

**Site Number:** 03226689

**Site Name:** UNIVERSITY PLACE ADDITION-31-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,259

**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:**

DUMAS RUSSELL C  
DUMAS DRUCILLA

**Primary Owner Address:**

2416 ROGERS AVE  
FORT WORTH, TX 76109-1013

**Deed Date:** 12/14/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D205375254](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUMAS DRUCILLA;DUMAS RUSSELL C	12/14/2005	<a href="#">D205375254</a>	0000000	0000000
BICKFORD CAROL;BICKFORD HARRY M III	3/14/1995	00119080001792	0011908	0001792
PAYNE MARK S;PAYNE TERI L	11/11/1993	00113340001030	0011334	0001030
PICKETT WILLIAM S JR	10/14/1992	00108190000657	0010819	0000657
PICKETT JOHNNIE H	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	\$162,618	\$607,500	\$770,118	\$770,118
2024	\$203,500	\$607,500	\$811,000	\$710,089
2023	\$359,546	\$407,500	\$767,046	\$645,535
2022	\$343,478	\$297,465	\$640,943	\$586,850
2021	\$280,215	\$297,465	\$577,680	\$533,500
2020	\$210,000	\$275,000	\$485,000	\$485,000

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)
- DISABLED VET 70 to 99 PCT 11.22

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.