



**Address:** [2818 VANHORN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44420-L-10  
**Subdivision:** VANHORN'S SUBDIVISION  
**Neighborhood Code:** 3H050N

**Latitude:** 32.7561525319  
**Longitude:** -97.3052152751  
**TAD Map:** 2054-396  
**MAPSCO:** TAR-063Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VANHORN'S SUBDIVISION  
Block L Lot 10

**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

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

**Site Number:** 03249557

**Site Name:** VAN HORN SUBDIVISION-L-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 720

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,500

**Land Acres<sup>\*</sup>:** 0.1721

**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:**

THYSEN TRUST#1

**Primary Owner Address:**

3409 MANORDALE CT  
FOREST HILL, TX 76140

**Deed Date:** 12/11/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223224454](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMILEY THYSEN A	7/24/1998	98 SE 48-1		
SMILEY THYSEN ETAL	6/27/1994	0000000000000000	0000000	0000000
GUERRY MILDRED ETAL	2/19/1991	00101770002082	0010177	0002082
GUERRY MINNIE	8/6/1970	00049140000977	0004914	0000977

## 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	\$124,597	\$37,500	\$162,097	\$162,097
2024	\$124,597	\$37,500	\$162,097	\$162,097
2023	\$117,648	\$37,500	\$155,148	\$155,148
2022	\$97,002	\$26,250	\$123,252	\$123,252
2021	\$79,805	\$14,000	\$93,805	\$93,805
2020	\$70,030	\$14,000	\$84,030	\$84,030

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

There are no exemptions for this property

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.