



**Address:** [2816 VANHORN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44420-L-11  
**Subdivision:** VANHORN'S SUBDIVISION  
**Neighborhood Code:** 3H050N

**Latitude:** 32.7561526636  
**Longitude:** -97.3053791172  
**TAD Map:** 2054-396  
**MAPSCO:** TAR-063Y



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

## PROPERTY DATA

**Legal Description:** VANHORN'S SUBDIVISION  
Block L Lot 11

**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:** 1920

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$155,000

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

**Site Number:** 03249565

**Site Name:** VAN HORN SUBDIVISION-L-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 976

**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:**

PROSPERITY BANK

**Primary Owner Address:**

11451 BROADWAY  
PEARLAND, TX 77584

**Deed Date:** 9/3/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224159837](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
J&N REAL ASSET HOLDINGS LLC	10/13/2020	<a href="#">D220273932</a>		
UNIVERSAL OUTSOURCING LLC	10/13/2020	<a href="#">D220268795</a>		
RODRIGUEZ MARIA;RODRIGUEZ MATEO	5/28/1993	00110920001241	0011092	0001241
TPI ENTERPRISES	12/28/1990	00101370000049	0010137	0000049
SECRETARY OF HUD	4/11/1989	00095850002162	0009585	0002162
GIBRALTAR SAVINGS ASSOC	9/16/1988	00093850000840	0009385	0000840
CUMMINGS RONNIE J	9/1/1987	00090700000733	0009070	0000733
MAHAN CHRISTINE S	3/28/1984	00077800002084	0007780	0002084
MAHAN EDD L	12/31/1900	00076380000148	0007638	0000148
GOODWIN ANNIE	12/30/1900	00078470000724	0007847	0000724

## 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	\$117,500	\$37,500	\$155,000	\$155,000
2024	\$117,500	\$37,500	\$155,000	\$155,000
2023	\$112,687	\$37,500	\$150,187	\$150,187
2022	\$107,132	\$26,250	\$133,382	\$133,382
2021	\$85,781	\$14,000	\$99,781	\$99,781
2020	\$74,710	\$14,000	\$88,710	\$88,710

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

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## Tarrant Appraisal District Property Information | PDF

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.