



Address: [2825 VANHORN AVE](#)
City: FORT WORTH
Georeference: 44420-L-22
Subdivision: VANHORN'S SUBDIVISION
Neighborhood Code: 3H050N

Latitude: 32.7566790463
Longitude: -97.3050775711
TAD Map: 2060-396
MAPSCO: TAR-063Z



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 22

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: 2021

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 03249719

Site Name: VAN HORN SUBDIVISION-L-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,785

Percent Complete: 100%

Land Sqft^{*}: 7,500

Land Acres^{*}: 0.1721

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:

FERNANDEZ CORNELIO

Primary Owner Address:

3509 WOODBRIDGE DR
FOREST HILL, TX 76140-2046

Deed Date: 11/22/2017

Deed Volume:

Deed Page:

Instrument: [D217277181](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEREZ REFUGIO	10/15/2013	D213270715	0000000	0000000
LANCASTER 10 LOTS LP	2/5/2013	D213036776	0000000	0000000
NELSON TROY	7/25/2012	D212194628	0000000	0000000
SCHMITT LEE J	4/8/2011	D211085178	0000000	0000000
FORT WORTH CITY OF	6/4/2010	D210147926	0000000	0000000
JONES WILLIAM HARRISON	10/14/1947	000194700000039	0001947	0000039
JONES WADDIE FAY LIFE EST	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	\$217,941	\$37,500	\$255,441	\$255,441
2024	\$274,013	\$37,500	\$311,513	\$311,513
2023	\$254,719	\$37,500	\$292,219	\$292,219
2022	\$123,750	\$26,250	\$150,000	\$150,000
2021	\$0	\$14,000	\$14,000	\$14,000
2020	\$0	\$7,000	\$7,000	\$7,000

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

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.