



Address: [2712 YEAGER ST](#)
City: FORT WORTH
Georeference: A 82-6B
Subdivision: BALCH, JOHN SURVEY
Neighborhood Code: 1H030C

Latitude: 32.7409171636
Longitude: -97.2336894734
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: BALCH, JOHN SURVEY Abstract
82 Tract 6B

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: 1934

Personal Property Account: N/A

Agent: QUATRO TAX LLC (11627)

Protest Deadline Date: 5/24/2024

Site Number: 03740404

Site Name: BALCH, JOHN SURVEY-6B

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,264

Percent Complete: 100%

Land Sqft^{*}: 19,240

Land Acres^{*}: 0.4417

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:

MON INVEST LLC

Primary Owner Address:

7801 PIRATE POINT CIR
ARLINGTON, TX 76016

Deed Date: 5/2/2022

Deed Volume:

Deed Page:

Instrument: [D222117204](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MON RON	8/22/2016	D216194466		
PHILLIPS EQUITY CAPITAL LLC	7/5/2016	D216147728		
AMERICAN NATIONAL INVESTORS CORPS	6/7/2016	D216126637		
HAYES JASPER M;HAYES JUNE M	7/22/2002	00158420000185	0015842	0000185
BEENE WILMA TURNAGE	2/23/2002	0000000000000000	0000000	0000000
CROW GENEVA B EST	12/31/1900	0000000000000000	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	\$150,487	\$39,240	\$189,727	\$189,727
2024	\$150,487	\$39,240	\$189,727	\$189,727
2023	\$154,920	\$39,240	\$194,160	\$194,160
2022	\$126,500	\$12,500	\$139,000	\$139,000
2021	\$123,069	\$12,500	\$135,569	\$135,569
2020	\$96,866	\$12,500	\$109,366	\$109,366

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.