



Address: [2716 FOREST AVE](#)
City: FORT WORTH
Georeference: A 357-2D
Subdivision: CARODINE, ISAAC SURVEY
Neighborhood Code: 1B010A

Latitude: 32.740558282
Longitude: -97.2194155708
TAD Map: 2084-388
MAPSCO: TAR-080E



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

PROPERTY DATA

Legal Description: CARODINE, ISAAC SURVEY
Abstract 357 Tract 2D

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: 1939
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 03834328
Site Name: CARODINE, ISAAC SURVEY Abstract 357 Tract 2D
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 872
Percent Complete: 100%
Land Sqft^{*}: 18,012
Land Acres^{*}: 0.4135
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:
LOPEZ JUAN EMMANUEL
NUNEZ JENIS AMPARO
Primary Owner Address:
2716 FOREST AVE
FORT WORTH, TX 76112

Deed Date: 6/11/2021
Deed Volume:
Deed Page:
Instrument: [D224169682](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
H&N INVESTMENT PROPERTIES LLC	10/29/2020	D220289191		
RIOS MARGARITO CASTILLO;TAPIA PAULA ZERMENO	8/5/2020	D220227026-CWD		
HANLON YOMAYRA;REYES JOSE A	9/23/2016	D216233454		
PHILLIPS EQUITY CAPITAL LLC	2/25/2016	D216041693		
AMERICAN NATIONAL INVESTORS CORP	8/4/2015	D215194459		
ROBERTS TERRY K	11/29/1999	00141210000397	0014121	0000397
GREGORY KAREN WHITSON;GREGORY SCOTT	11/3/1995	00121620001146	0012162	0001146
MCDANNELL ANNA;MCDANNELL LESLEY R	4/22/1988	00092550001037	0009255	0001037
WOLLERTON MARGUERITE	8/16/1985	00082790000710	0008279	0000710
HARRIS F F	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 ⁺
2025	\$65,436	\$61,816	\$127,252	\$127,252
2024	\$67,127	\$61,816	\$128,943	\$128,943
2023	\$67,666	\$51,816	\$119,482	\$119,482
2022	\$55,395	\$40,116	\$95,511	\$95,511
2021	\$48,259	\$24,300	\$72,559	\$72,559
2020	\$93,762	\$24,300	\$118,062	\$118,062

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

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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.