

Tarrant Appraisal District

Property Information | PDF

Account Number: 05007453

Address: 2706 RUSTIC FOREST RD

City: FORT WORTH

Georeference: 500-11R-4RA

**Subdivision:** ALTA MESA ADDITION **Neighborhood Code:** M1M01M

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

## **PROPERTY DATA**

Legal Description: ALTA MESA ADDITION Block

11R Lot 4RA & 4RB

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

EVERMAN ISD (904)

State Code: B Year Built: 1984

Personal Property Account: N/A

**Agent:** PEYCO SOUTHWEST REALTY INC (00506)

Protest Deadline Date: 5/24/2024

**Site Number:** 05007453

Site Name: ALTA MESA ADDITION-11R-4RA-20

Site Class: B - Residential - Multifamily

Latitude: 32.6454128729

**TAD Map:** 2066-356 **MAPSCO:** TAR-106B

Longitude: -97.2850963058

Parcels: 1

Approximate Size+++: 2,216
Percent Complete: 100%

Land Sqft\*: 6,773 Land Acres\*: 0.1554

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

RATHLIN REALTY LLC **Primary Owner Address:** 

PO BOX 2624

SUNNYVALE, CA 94087

**Deed Date: 12/8/2016** 

Deed Volume: Deed Page:

Instrument: D216288303

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KNIGHT SHERRILYNN D	8/31/2005	D205265502	0000000	0000000
QUACH JOHN C;QUACH NANCY T	4/15/2003	00166180000300	0016618	0000300
MIDWEST 1ST FIN LTD PRTNSHP IV	8/12/2002	00159900000214	0015990	0000214
WELLS FARGO HOME MORTGAGE INC	7/31/2002	00159900000213	0015990	0000213
FEDERAL HOME LOAN MORT CORP	2/5/2002	00154650000087	0015465	0000087
EMOKPAE KINGSLEY	12/13/2000	00146640000111	0014664	0000111
FIRST CLASS SERVICES INC	12/12/2000	00146590000413	0014659	0000413
CHIEN CHUI-TSANG;CHIEN HUI-SHIA	6/3/1996	00123900000791	0012390	0000791
AM DUPLEXES INC	7/2/1991	00103190001447	0010319	0001447
HOME-LOT CORP	6/28/1991	00103190001431	0010319	0001431
WESTERN GULF S & L ASSN	9/1/1987	00090550001262	0009055	0001262
U F S INC	12/26/1984	00080410001251	0008041	0001251
BROWNING OREIN HOMES INC	12/31/1900	00000000000000	0000000	0000000

## **VALUES**

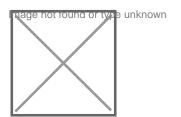
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$190,000	\$30,000	\$220,000	\$220,000
2024	\$210,000	\$30,000	\$240,000	\$240,000
2023	\$171,000	\$30,000	\$201,000	\$201,000
2022	\$156,393	\$30,000	\$186,393	\$186,393
2021	\$122,505	\$10,000	\$132,505	\$132,505
2020	\$122,505	\$10,000	\$132,505	\$132,505

 $\label{property} \ \ \text{Pending indicates that the property record has not yet been completed for the indicated tax year.}$ 

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<sup>+</sup> 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.

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