



**Address:** [2745 CARNATION AVE](#)  
**City:** FORT WORTH  
**Georeference:** A1754-24A  
**Subdivision:** YORK, JNO B SURVEY  
**Neighborhood Code:** 3H050J

**Latitude:** 32.7849328687  
**Longitude:** -97.3055042605  
**TAD Map:** 2054-404  
**MAPSCO:** TAR-063L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** YORK, JNO B SURVEY Abstract  
1754 Tract 24A & 24B

**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)

**Site Number:** 05247292  
**Site Name:** YORK, JNO B SURVEY-24A-20  
**Site Class:** C1 - Residential - Vacant Land  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 12,632  
**Land Acres<sup>\*</sup>:** 0.2900  
**Pool:** N

**State Code:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$53,949

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

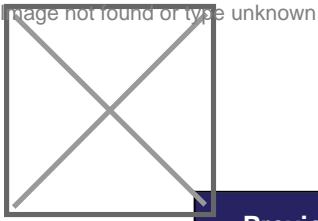
<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
POSADA YANIRA  
**Primary Owner Address:**  
408 SYCAMORE LN  
EULESS, TX 76039

**Deed Date:** 1/31/2025  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225017190](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CULMSEE ROCHELLE	7/26/2013	<a href="#">D213249662</a>	0000000	0000000
PARKER CURTIS	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 <sup>+</sup>
2025	\$0	\$53,949	\$53,949	\$53,949
2024	\$0	\$53,949	\$53,949	\$53,949
2023	\$0	\$53,949	\$53,949	\$53,949
2022	\$2,313	\$37,645	\$39,958	\$39,958
2021	\$2,385	\$10,000	\$12,385	\$12,385
2020	\$2,115	\$10,000	\$12,115	\$12,115

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.