



**Address:** [2741 SALADO TR](#)  
**City:** FORT WORTH  
**Georeference:** 34557-8-23  
**Subdivision:** RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010A

**Latitude:** 32.7974210077  
**Longitude:** -97.1916984971  
**TAD Map:** 2090-408  
**MAPSCO:** TAR-066D



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

## PROPERTY DATA

**Legal Description:** RIVER TRAILS ADDITION Block  
8 Lot 23

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HURST-EULESS-BEDFORD ISD (916)

**State Code:** A

**Year Built:** 1986

**Personal Property Account:** N/A

**Agent:** VANGUARD PROPERTY TAX APPEALS (12005)

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

**Site Number:** 05752604

**Site Name:** RIVER TRAILS ADDITION-8-23

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,741

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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:**

KUNO JAPAN CO LTD

**Primary Owner Address:**

5050 QUORUM DR  
DALLAS, TX 75254

**Deed Date:** 5/30/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223095277](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPEN HOUSE TEXAS REALTY & INVESTMENTS LLC	10/28/2022	<a href="#">D222263739</a>		
ROACH AUSTIN B	3/23/2017	<a href="#">D217064714</a>		
HASAN MAHBUB	11/9/2012	<a href="#">D212296835</a>	0000000	0000000
LUTZ ALLEN J	12/6/2011	<a href="#">D211299260</a>	0000000	0000000
MANNS OLIVIA EST	2/28/2003	<a href="#">D203078367</a>	0016450	0000157
FROST PEGGY	11/22/2002	000000000000000	0000000	0000000
FROST CARLOS J EST;FROST PEGGY S	6/4/1999	00138630000452	0013863	0000452
EVANS JANICE RENE	5/13/1991	000000000000000	0000000	0000000
KOCUREK JANICE R;KOCUREK MARK J	11/13/1986	00087490002295	0008749	0002295
HUDGINS FINANCIAL CORP	1/1/1985	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	\$239,000	\$70,000	\$309,000	\$309,000
2024	\$239,000	\$70,000	\$309,000	\$309,000
2023	\$224,600	\$50,000	\$274,600	\$274,600
2022	\$216,190	\$50,000	\$266,190	\$239,580
2021	\$173,059	\$50,000	\$223,059	\$217,800
2020	\$148,000	\$50,000	\$198,000	\$198,000

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

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## Tarrant Appraisal District Property Information | PDF

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.