



**Address:** [2715 RUSTIC FOREST RD](#)  
**City:** FORT WORTH  
**Georeference:** 500-12R-9RAR  
**Subdivision:** ALTA MESA ADDITION  
**Neighborhood Code:** M1M01M

**Latitude:** 32.6457616032  
**Longitude:** -97.2846070899  
**TAD Map:** 2066-356  
**MAPSCO:** TAR-106B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ALTA MESA ADDITION Block  
12R Lot 9RAR

**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:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 06892205  
**Site Name:** ALTA MESA ADDITION-12R-9RAR  
**Site Class:** B - Residential - Multifamily  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,175  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,405  
**Land Acres<sup>\*</sup>:** 0.1470  
**Pool:** N

<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:**  
FRIAS LUIS AVELAR JR  
AVELAR NESTOR  
**Primary Owner Address:**  
2715 RUSTIC FOREST RD  
FORT WORTH, TX 76140

**Deed Date:** 12/28/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225029657](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CROSS ROSE M;CROSS VALLO R SR	11/22/2000	00146290000411	0014629	0000411
LANDRUM ANDRE;LANDRUM MARSHA	11/15/1995	00121770002371	0012177	0002371
VERTEX INVESTMENTS INC	1/1/1995	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	\$230,749	\$30,000	\$260,749	\$260,749
2024	\$230,749	\$30,000	\$260,749	\$260,749
2023	\$194,585	\$30,000	\$224,585	\$224,585
2022	\$144,150	\$30,000	\$174,150	\$174,150
2021	\$214,973	\$10,000	\$224,973	\$224,973
2020	\$117,888	\$10,000	\$127,888	\$127,888

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.