



Address: [2616 DIVER CT](#)
City: FORT WORTH
Georeference: 33416-3-5
Subdivision: RAMEY PLACE ADDITION
Neighborhood Code: 1H040B

Latitude: 32.7196459016
Longitude: -97.2289506544
TAD Map: 2078-380
MAPSCO: TAR-079V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RAMEY PLACE ADDITION Block
3 Lot 5

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: 2003

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 40150844

Site Name: RAMEY PLACE ADDITION-3-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,744

Percent Complete: 100%

Land Sqft^{*}: 5,663

Land Acres^{*}: 0.1300

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:

TRAN DOUG

Primary Owner Address:

10433 LAKE BROOK DR
HURST, TX 76053-7832

Deed Date: 2/11/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209037431](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	9/25/2008	D208442313	0000000	0000000
LEHMAN BROTHERS BANK	9/2/2008	D208350680	0000000	0000000
BIVENS MELANIE C	9/26/2003	D203427636	0000000	0000000
KB HOME LONE STAR LP	4/17/2003	00166940000017	0016694	0000017
RAMEY AVE LP	1/1/2003	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 ⁺
2025	\$148,062	\$16,989	\$165,051	\$165,051
2024	\$179,594	\$16,989	\$196,583	\$196,583
2023	\$182,093	\$16,989	\$199,082	\$199,082
2022	\$144,884	\$20,000	\$164,884	\$164,884
2021	\$115,599	\$20,000	\$135,599	\$135,599
2020	\$115,599	\$20,000	\$135,599	\$135,599

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.