



Address: [2561 AVE A](#)
City: FORT WORTH
Georeference: 39820-B-7R
Subdivision: SPEER, OCIE ADDITION
Neighborhood Code: 1H040L

Latitude: 32.7356071143
Longitude: -97.2899151077
TAD Map: 2060-388
MAPSCO: TAR-078J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SPEER, OCIE ADDITION Block
B Lot 7R

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: 2022
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$245,856
Protest Deadline Date: 5/24/2024

Site Number: 800063604
Site Name: SPEER, OCIE ADDITION Block B Lot 6R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,392
Percent Complete: 100%
Land Sqft^{*}: 11,179
Land Acres^{*}: 0.2570
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:
YANEZ ALEXANDRA MARIBEL
Primary Owner Address:
2561 AVENUE A
FORT WORTH, TX 76105

Deed Date: 6/25/2024
Deed Volume:
Deed Page:
Instrument: [D224112163](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HZ ACQUISITIONS LLC	8/2/2021	D221081624		



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	\$214,677	\$31,179	\$245,856	\$245,856
2024	\$214,677	\$31,179	\$245,856	\$245,856
2023	\$39,505	\$31,179	\$70,684	\$70,684
2022	\$0	\$20,681	\$20,681	\$20,681
0	\$0	\$0	\$0	\$0

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.