



## LOCATION

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**Address:** [2509 CRAVENS RD](#)

**City:** FORT WORTH

**Georeference:** 26380--9

**Subdivision:** MONCRIEF, W B ADDITION

**Neighborhood Code:** 1H030C

**Latitude:** 32.7435618256

**Longitude:** -97.2251861042

**TAD Map:** 2084-388

**MAPSCO:** TAR-079H



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** MONCRIEF, W B ADDITION Lot 9

**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:** 01792857

**Site Name:** MONCRIEF, W B ADDITION-1-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 780

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,240

**Land Acres<sup>\*</sup>:** 0.2121

**Pool:** N

**State Code:** A

**Year Built:** 1950

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

<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

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**Current Owner:**

ROSALES VICTOR

ROSALES JUDITH

**Primary Owner Address:**

1712 OAK TREE DR  
DENTON, TX 76209

**Deed Date:** 11/3/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217257104](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
G3G REAL ESTATE SOLUTIONS CORP	6/1/2017	<a href="#">D217146963</a>		
SWATZEL BOBBY E	3/14/2007	<a href="#">D217133433</a>		
SWATZEL BOBBY;SWATZEL VIVIAN EST	10/21/1998	00134780000462	0013478	0000462
NEWSOME DOROTHY	3/9/1994	00114870000468	0011487	0000468
SWATZEL BOBBY EUGENE	12/31/1900	00000000000000	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	\$0	\$0	\$0
2024	\$63,936	\$27,720	\$91,656	\$91,656
2023	\$65,547	\$27,720	\$93,267	\$93,267
2022	\$57,935	\$10,000	\$67,935	\$67,935
2021	\$49,655	\$10,000	\$59,655	\$59,655
2020	\$53,399	\$10,000	\$63,399	\$63,399

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.