



## LOCATION

---

**Address:** [2621 PROSPECT AVE](#)  
**City:** FORT WORTH  
**Georeference:** 33080-47-2  
**Subdivision:** PRUITT SUBDIVISION  
**Neighborhood Code:** 2M110G

**Latitude:** 32.7938513618  
**Longitude:** -97.3568938385  
**TAD Map:** 2042-408  
**MAPSCO:** TAR-062F



Google Map or type unknown

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

## PROPERTY DATA

---

**Legal Description:** PRUITT SUBDIVISION Block 47  
Lot 2

**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:** 1951

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02269074

**Site Name:** PRUITT SUBDIVISION-47-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,200

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,000

**Land Acres<sup>\*</sup>:** 0.1606

**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:**

YAMMINE IMAD JOSEPH

**Primary Owner Address:**

1701 GRAND AVE  
FORT WORTH, TX 76164

**Deed Date:** 2/1/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** 325-685656-20

Previous Owners	Date	Instrument	Deed Volume	Deed Page
M & J FAMILY TRUST	11/3/2020	<a href="#">D220296678</a>		
ISLAND TRUCKING	11/15/2018	<a href="#">D219042482</a>		
1301 LAGONDA TRUST	10/20/2014	<a href="#">D217018294-CWD</a>		
NEW FRONTIER FINANCIAL	1/3/2012	<a href="#">D212000369</a>	0000000	0000000
JW CONSTRUCTION	11/1/2010	<a href="#">D210273209</a>	0000000	0000000
WESTSIDE BUILDER	2/1/2010	<a href="#">D210123897</a>	0000000	0000000
CHIDIAC SONIA	2/13/2009	<a href="#">D209041350</a>	0000000	0000000
MILAN RABIH	11/20/2006	<a href="#">D206385718</a>	0000000	0000000
BARRON SIMONA	1/8/2003	<a href="#">D204062079</a>	0000000	0000000
PATTERSON CLARA	11/1/2001	<a href="#">D204064712</a>	0000000	0000000
BROWN V L	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$78,831	\$49,000	\$127,831	\$127,831
2023	\$88,514	\$35,000	\$123,514	\$123,514
2022	\$71,057	\$13,000	\$84,057	\$84,057
2021	\$54,401	\$13,000	\$67,401	\$67,401
2020	\$76,132	\$13,000	\$89,132	\$89,132

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.