



Address: [2248 BROOKES ST](#)
City: FORT WORTH
Georeference: 1300-7-13B
Subdivision: AVALON HEIGHTS
Neighborhood Code: 1H040N

Latitude: 32.7216833776
Longitude: -97.2891831632
TAD Map: 2060-380
MAPSCO: TAR-078N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: AVALON HEIGHTS Block 7 Lot 13B

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: C1

Year Built: 0

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 00101516

Site Name: AVALON HEIGHTS-7-13B

Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 3,125

Land Acres^{*}: 0.0717

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:

MUTANGADURA PROGRESS

Primary Owner Address:

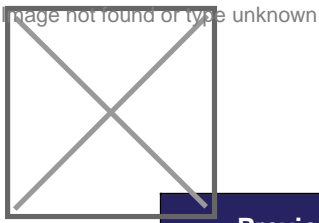
1827 BEAVER CREEK DR
DUNCANVILLE, TX 75137

Deed Date: 12/7/2023

Deed Volume:

Deed Page:

Instrument: [D223219801](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------|------------|--------------------------------|-------------|-----------|
| AFFLUENCY HOMES LLC | 5/2/2022 | D222114652 | | |
| 1419 ILLINOIS TRUST | 5/21/2019 | D219110063-COR | | |
| 1419 ILLINOIS TRUST | 5/20/2019 | D219110063 | | |
| 236 W WALNUT TRUST | 9/21/2018 | D218218508 | | |
| GUTIERREZ LAND CO LLC | 2/13/2018 | D218031776 | | |
| GUTIERREZ BART | 7/17/2017 | D217175560 | | |
| COUCH J T | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$0 | \$9,375 | \$9,375 | \$9,375 |
| 2024 | \$0 | \$9,375 | \$9,375 | \$9,375 |
| 2023 | \$0 | \$9,375 | \$9,375 | \$9,375 |
| 2022 | \$0 | \$2,500 | \$2,500 | \$2,500 |
| 2021 | \$0 | \$2,500 | \$2,500 | \$2,500 |
| 2020 | \$0 | \$2,500 | \$2,500 | \$2,500 |

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.