



Address: [2409 WESTERN AVE](#)
City: FORT WORTH
Georeference: 6990-7-19
Subdivision: CHAMBERLAIN ARL HTS 1ST ADDN
Neighborhood Code: 4C210A

Latitude: 32.7363836173
Longitude: -97.385695813
TAD Map: 2030-388
MAPSCO: TAR-075G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CHAMBERLAIN ARL HTS 1ST
ADDN Block 7 Lot 19 & 20

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: 00494011

Site Name: CHAMBERLAIN ARL HTS 1ST ADDN-7-19-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,029

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

Pool: N

State Code: A

Year Built: 1938

Personal Property Account: N/A

Agent: PROPERTY TAX LOCK (11667)

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

SUZAN LARY INV LLC-SERIES 2409

Primary Owner Address:

1 QUAIL HOLLOW CIR
LUFKIN, TX 75901

Deed Date: 7/13/2021

Deed Volume:

Deed Page:

Instrument: [D221210857](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GILL SUZAN	11/30/2007	D207430302	0000000	0000000
LOUGHRAN THOMAS J IV	8/31/1999	00139980000426	0013998	0000426
PRICE JAY D	2/22/1995	00118920000862	0011892	0000862
HILL DARIUS E	10/11/1990	00000000000000	0000000	0000000
FIGULA MARY	1/1/1990	00000000000000	0000000	0000000
FIGULA DARIUS E HILL;FIGULA MARY L	3/11/1971	00050110000217	0005011	0000217

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	\$157,492	\$153,750	\$311,242	\$311,242
2024	\$157,492	\$153,750	\$311,242	\$311,242
2023	\$151,389	\$153,750	\$305,139	\$305,139
2022	\$145,250	\$153,750	\$299,000	\$299,000
2021	\$145,316	\$153,750	\$299,066	\$299,066
2020	\$100,000	\$150,000	\$250,000	\$250,000

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.