



Address: [2701 WESTBROOK AVE](#)
City: FORT WORTH
Georeference: 9070-1-4
Subdivision: CUTCHIN & WREN ADDITION
Neighborhood Code: 3H050I

Latitude: 32.7798001458
Longitude: -97.3075004794
TAD Map: 2054-404
MAPSCO: TAR-063L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CUTCHIN & WREN ADDITION
Block 1 Lot 4

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: 1941

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 00685097

Site Name: CUTCHIN & WREN ADDITION-1-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,027

Percent Complete: 100%

Land Sqft^{*}: 7,600

Land Acres^{*}: 0.1744

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:

AVILA JOHN P

AVILA-GUZMAN CARLYN N

Primary Owner Address:

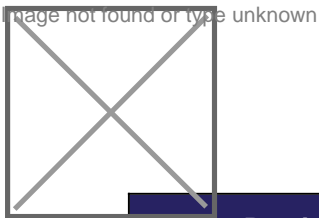
2701 WESTBROOK AVE
FORT WORTH, TX 76111

Deed Date: 2/28/2019

Deed Volume:

Deed Page:

Instrument: [D219044445](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPAULDING SHELDRA	11/8/2002	00161440000274	0016144	0000274
MILLER JERRY LEE	1/25/2000	00141940000019	0014194	0000019
MILLER JERRY L;MILLER LARRY	9/21/1999	00000000000000	0000000	0000000
MILLER EDWARD AARON	7/19/1989	00096580000028	0009658	0000028
MILLER EDWARD A	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 ⁺
2025	\$137,963	\$38,000	\$175,963	\$175,963
2024	\$137,963	\$38,000	\$175,963	\$175,963
2023	\$131,264	\$38,000	\$169,264	\$168,705
2022	\$126,768	\$26,600	\$153,368	\$153,368
2021	\$132,000	\$10,000	\$142,000	\$141,381
2020	\$118,528	\$10,000	\$128,528	\$128,528

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

- HOMESTEAD GENERAL 11.13(b)

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.