



**Address:** [2713 WESTBROOK AVE](#)  
**City:** FORT WORTH  
**Georeference:** 9070-1-7  
**Subdivision:** CUTCHIN & WREN ADDITION  
**Neighborhood Code:** 3H050I

**Latitude:** 32.7797998817  
**Longitude:** -97.3070168399  
**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 7

**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)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$257,733  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00685127  
**Site Name:** CUTCHIN & WREN ADDITION-1-7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,244  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,500  
**Land Acres<sup>\*</sup>:** 0.1721  
**Pool:** N

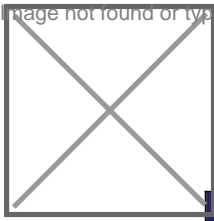
+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
SMITH ALISON R  
**Primary Owner Address:**  
2713 WESTBROOK AVE  
FORT WORTH, TX 76111

**Deed Date:** 10/16/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218233396](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CKE HOLDINGS LLC	6/20/2018	<a href="#">D218140196</a>		
HARP AUSTIN A	12/31/1900	0000000000000000	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	\$220,233	\$37,500	\$257,733	\$257,733
2024	\$220,233	\$37,500	\$257,733	\$252,226
2023	\$223,404	\$37,500	\$260,904	\$229,296
2022	\$187,492	\$26,250	\$213,742	\$208,451
2021	\$179,501	\$10,000	\$189,501	\$189,501
2020	\$179,501	\$10,000	\$189,501	\$189,501

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.