



Address: [2745 WESTBROOK AVE](#)
City: FORT WORTH
Georeference: 9070-1-15
Subdivision: CUTCHIN & WREN ADDITION
Neighborhood Code: 3H050I

Latitude: 32.7797746988
Longitude: -97.305633066
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 15 & 16

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: 1952

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 00685216

Site Name: CUTCHIN & WREN ADDITION-1-15-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,183

Percent Complete: 100%

Land Sqft^{*}: 8,250

Land Acres^{*}: 0.1893

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:

RUIZ MAYRA

RUIZ OCEGUEDA ERNESTO

Primary Owner Address:

2745 WESTBROOK AVE
FORT WORTH, TX 76111

Deed Date: 9/1/2021

Deed Volume:

Deed Page:

Instrument: [D221260319](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOWARD JAMES DAVID	11/3/1988	00094420001086	0009442	0001086
HOWARD J DAVID;HOWARD SUZANNE	11/13/1987	00091210000342	0009121	0000342
ULRICKSON KENNETH R	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	\$177,782	\$41,250	\$219,032	\$219,032
2024	\$177,782	\$41,250	\$219,032	\$219,032
2023	\$159,470	\$41,250	\$200,720	\$200,720
2022	\$143,080	\$28,875	\$171,955	\$171,955
2021	\$150,448	\$10,000	\$160,448	\$107,001
2020	\$133,038	\$10,000	\$143,038	\$97,274

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.