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**Address:** [2431 LAS BRISAS ST](#)  
**City:** FORT WORTH  
**Georeference:** 23630-1-13  
**Subdivision:** LAS BRISAS SUBDIVISION  
**Neighborhood Code:** A1F010A

**Latitude:** 32.6800224113  
**Longitude:** -97.2944422647  
**TAD Map:** 2060-368  
**MAPSCO:** TAR-092J



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

## PROPERTY DATA

**Legal Description:** LAS BRISAS SUBDIVISION  
Block 1 Lot 13

**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:** 1973

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$144,307

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01584499  
**Site Name:** LAS BRISAS SUBDIVISION-1-13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,550  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 3,480  
**Land Acres<sup>\*</sup>:** 0.0798  
**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

RUIZ MARCOS  
PEREZ MARIEL

**Primary Owner Address:**

2431 LAS BRISAS ST  
FORT WORTH, TX 76119

**Deed Date:** 2/10/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219199074](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCOY VERNON	8/6/1993	00111850002391	0011185	0002391
MJD INC	6/25/1993	00111240001514	0011124	0001514
BANK ONE TEXAS	6/2/1992	00106640000911	0010664	0000911
DUKE JOAN M	8/5/1988	00093550000963	0009355	0000963
MBANK FT WORTH	10/6/1987	00090970000421	0009097	0000421
BAGSBY JAMES A	8/4/1986	00086370000776	0008637	0000776
BAGSBY JAMES A	5/19/1986	00085510001535	0008551	0001535
ARTHUR P LANDRUM JR	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 <sup>+</sup>
2025	\$119,307	\$25,000	\$144,307	\$119,964
2024	\$119,307	\$25,000	\$144,307	\$109,058
2023	\$114,941	\$25,000	\$139,941	\$99,144
2022	\$122,462	\$2,000	\$124,462	\$90,131
2021	\$79,937	\$2,000	\$81,937	\$81,937
2020	\$101,061	\$2,000	\$103,061	\$103,061

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.