



Address: [2406 LAS BRISAS ST](#)
City: FORT WORTH
Georeference: 23630-4-13
Subdivision: LAS BRISAS SUBDIVISION
Neighborhood Code: A1F010A

Latitude: 32.6796264466
Longitude: -97.295739321
TAD Map: 2060-368
MAPSCO: TAR-091M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAS BRISAS SUBDIVISION
Block 4 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: TEXAS TAX PROTEST (05909)

Protest Deadline Date: 5/24/2024

Site Number: 01585002
Site Name: LAS BRISAS SUBDIVISION-4-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,550
Percent Complete: 100%
Land Sqft^{*}: 5,340
Land Acres^{*}: 0.1225
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:
MATEOWORKS LLC
Primary Owner Address:
9026 SAN LEANDRO DR
DALLAS, TX 75218

Deed Date: 7/4/2021
Deed Volume:
Deed Page:
Instrument: [D221208392](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BINDRA AMARINDER	4/15/2021	D221108205		
LOZA JUANITA MARIE;ORTIZ FABIAN CALDERON	8/6/2016	D217083886		
REAL MCCOY ENTERPRISES	3/1/2016	D216044719		
REAL MCCOY ENTERPRISES	3/1/2016	D216044719		
MCCOY VERNON L	6/22/2011	D211149561	0000000	0000000
FIRST MORTGAGE CO LLC	3/2/2010	D210049876	0000000	0000000
SANZARE ENTERPRISES LLC	11/3/2008	D208419446	0000000	0000000
SANZARE ERIC	3/13/2008	D208095493	0000000	0000000
RUIZ LOUIS F	2/23/2006	D206063106	0000000	0000000
FANNIE MAE	9/6/2005	D205271965	0000000	0000000
SINGH JITENDER ET AL	2/14/2001	00147350000402	0014735	0000402
BATISTE TODD O	5/21/1997	00127900000590	0012790	0000590
GOMBERG & FREEMAN FMLY TRUSTS	5/5/1993	00110540000987	0011054	0000987
GOMBERG FAMILY TRUST	12/18/1989	00098030001534	0009803	0001534
GOMBERG D FREEMAN;GOMBERG S L	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	\$136,000	\$25,000	\$161,000	\$161,000
2024	\$136,000	\$25,000	\$161,000	\$161,000
2023	\$122,816	\$25,000	\$147,816	\$147,816
2022	\$157,418	\$2,000	\$159,418	\$159,418
2021	\$79,937	\$2,000	\$81,937	\$78,156
2020	\$101,061	\$2,000	\$103,061	\$71,051

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.