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Address: [2108 COLLEGE AVE](#)
City: FORT WORTH
Georeference: 23690-6-12-30
Subdivision: LAWN PLACE ADDITION
Neighborhood Code: 4T050C

Latitude: 32.7210061308
Longitude: -97.3354599319
TAD Map: 2048-380
MAPSCO: TAR-076R



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

PROPERTY DATA

Legal Description: LAWN PLACE ADDITION Block
6 Lot 12 N1/2 LOT 12 13 & 14

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: 1920

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01589709
Site Name: LAWN PLACE ADDITION-6-12-30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,510
Percent Complete: 100%
Land Sqft^{*}: 6,000
Land Acres^{*}: 0.1377
Pool: N

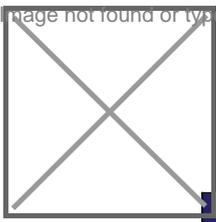
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
THE PEREZ LIVING TRUST
Primary Owner Address:
2108 COLLEGE AVE
FORT WORTH, TX 76110

Deed Date: 2/15/2023
Deed Volume:
Deed Page:
Instrument: [D223024861](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------|------------|----------------|-------------|-----------|
| PEREZ SAMUEL JOE | 12/30/1996 | 00127250001099 | 0012725 | 0001099 |
| VILLAFRANCA DAVA | 9/2/1994 | 00117210000760 | 0011721 | 0000760 |
| AVINA SANTOS | 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 | \$182,340 | \$132,000 | \$314,340 | \$314,340 |
| 2024 | \$182,340 | \$132,000 | \$314,340 | \$314,340 |
| 2023 | \$174,803 | \$132,000 | \$306,803 | \$202,938 |
| 2022 | \$154,248 | \$75,000 | \$229,248 | \$184,489 |
| 2021 | \$157,943 | \$75,000 | \$232,943 | \$167,717 |
| 2020 | \$173,068 | \$75,000 | \$248,068 | \$152,470 |

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.