



**Address:** [2412 PURSELLEY DR](#)  
**City:** FORT WORTH  
**Georeference:** 26380--25  
**Subdivision:** MONCRIEF, W B ADDITION  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7443777349  
**Longitude:** -97.2246568626  
**TAD Map:** 2084-392  
**MAPSCO:** TAR-079H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MONCRIEF, W B ADDITION Lot 25

**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:** 01793071  
**Site Name:** MONCRIEF, W B ADDITION-1-25  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,276  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,240  
**Land Acres<sup>\*</sup>:** 0.2121  
**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:**

VELOZ VICTOR

**Primary Owner Address:**

2412 PURSELLEY AVE  
FORT WORTH, TX 76112

**Deed Date:** 6/17/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222155908](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EXQUISITE TOUCH PROPERTIES AND RENOVATIONS	2/15/2022	<a href="#">D222043114</a>		
KAY BENSHAD C;KAY JEFFERY L;KAY KILESA L;WILLIAMS KAYLON T;WILLIAMS KEVLON L	8/15/2020	<a href="#">D222043113</a>		
KAY ALBERTA	6/2/2005	<a href="#">D205159986</a>	0000000	0000000
KAY ANNIE R	12/13/1993	00113660001462	0011366	0001462
MERCER JOHN L;MERCER TRACY A	9/25/1991	001039600000267	0010396	0000267
HOLDRIDGE JERRY F	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 <sup>+</sup>
2025	\$187,280	\$27,720	\$215,000	\$215,000
2024	\$200,262	\$27,720	\$227,982	\$227,982
2023	\$201,261	\$27,720	\$228,981	\$228,981
2022	\$102,300	\$10,000	\$112,300	\$62,165
2021	\$58,503	\$10,000	\$68,503	\$56,514
2020	\$62,093	\$10,000	\$72,093	\$51,376

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.