



**Address:** [2316 PURSELLEY DR](#)  
**City:** FORT WORTH  
**Georeference:** 26380--30B2  
**Subdivision:** MONCRIEF, W B ADDITION  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7450477799  
**Longitude:** -97.2245637995  
**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 30B2

**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:** 1954

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01793195

**Site Name:** MONCRIEF, W B ADDITION-1-30B2

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,343

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,940

**Land Acres<sup>\*</sup>:** 0.1363

**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:**

RICO JOSELUIS

**Primary Owner Address:**

2316 PURSELLEY AVE  
FORT WORTH, TX 76112-5025

**Deed Date:** 1/30/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213028963](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAPITAL PLUS I LTD	10/19/2012	<a href="#">D212276921</a>	0000000	0000000
DEUTSCHE BANK NATIONAL TR	4/3/2012	<a href="#">D212083911</a>	0000000	0000000
VAAI LIMIHAI;VAAI OTOLOSE	7/17/1992	00107110000954	0010711	0000954
TUCKER DOLORES;TUCKER JESSE O	12/22/1986	00087900002334	0008790	0002334
HARMOND;HARMOND WILLIAM H JR	12/11/1984	00080290002263	0008029	0002263
TUCKER D;TUCKER JESSE O	12/31/1900	00032980000297	0003298	0000297

## 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	\$168,180	\$17,820	\$186,000	\$186,000
2024	\$168,180	\$17,820	\$186,000	\$186,000
2023	\$182,180	\$17,820	\$200,000	\$200,000
2022	\$180,451	\$7,000	\$187,451	\$187,451
2021	\$131,000	\$7,000	\$138,000	\$138,000
2020	\$126,966	\$7,000	\$133,966	\$133,966

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.