



**Address:** [2455 CAPRI DR](#)  
**City:** FORT WORTH  
**Georeference:** 28330-4-16  
**Subdivision:** NORTH BEVERLY HILLS ESTATES  
**Neighborhood Code:** 2C030F

**Latitude:** 32.7977306157  
**Longitude:** -97.3907321916  
**TAD Map:** 2030-408  
**MAPSCO:** TAR-061B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** NORTH BEVERLY HILLS  
ESTATES Block 4 Lot 16

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CASTLEBERRY ISD (917)

**State Code:** A

**Year Built:** 1954

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$229,412

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

**Site Number:** 01882112

**Site Name:** NORTH BEVERLY HILLS ESTATES-4-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,426

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,032

**Land Acres<sup>\*</sup>:** 0.1843

**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:**

REYES MARION D  
REYES DONNA

**Primary Owner Address:**

2455 CAPRI DR  
FORT WORTH, TX 76114

**Deed Date:** 10/12/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217239679](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GONZALES CHRISTOPHER	5/20/2013	<a href="#">D213129548</a>	0000000	0000000
1ST CHOICE HOUSE BUYERS INC	4/8/2013	<a href="#">D213089669</a>	0000000	0000000
GRUBBS BILLYE;GRUBBS LESTER	9/3/1986	00086720000252	0008672	0000252
GRUBBS JOHN;GRUBBS REBECCA	9/4/1985	00082970001812	0008297	0001812
DEWEY DONALD V	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	\$181,220	\$48,192	\$229,412	\$229,412
2024	\$181,220	\$48,192	\$229,412	\$211,281
2023	\$155,568	\$48,192	\$203,760	\$192,074
2022	\$146,778	\$32,128	\$178,906	\$174,613
2021	\$146,859	\$17,000	\$163,859	\$158,739
2020	\$135,365	\$17,000	\$152,365	\$144,308

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.