



**Address:** [2259 CAPRI DR](#)  
**City:** FORT WORTH  
**Georeference:** 28330-11-9  
**Subdivision:** NORTH BEVERLY HILLS ESTATES  
**Neighborhood Code:** 2C030F

**Latitude:** 32.7940184079  
**Longitude:** -97.390623951  
**TAD Map:** 2030-408  
**MAPSCO:** TAR-061F



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 11 Lot 9

**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:** 1959

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01883496

**Site Name:** NORTH BEVERLY HILLS ESTATES-11-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,160

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,153

**Land Acres<sup>\*</sup>:** 0.2101

**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:**

CERVANTEZ SANDRA DENISE  
CERVANTEZ SAMUEL CHRISTIAN

**Primary Owner Address:**

2259 CAPRI DR  
FORT WORTH, TX 76114

**Deed Date:** 11/27/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219282180](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SALAS VIVIVANA M	9/10/2013	000000000000000	0000000	0000000
OWENS YESENIA L	9/8/2011	<a href="#">D211218525</a>	0000000	0000000
SECRETARY OF HUD	7/13/2010	<a href="#">D211007900</a>	0000000	0000000
WELLS FARGO BANK	7/6/2010	<a href="#">D210169204</a>	0000000	0000000
DOSS MICHAELSHANE	7/9/2009	<a href="#">D209185303</a>	0000000	0000000
ROURK LAURA L	9/7/2007	<a href="#">D208282168</a>	0000000	0000000
LITTLE DOROTHEA J EST	11/18/2004	000000000000000	0000000	0000000
LITTLE CLAUDE F EST JR	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	\$195,082	\$54,918	\$250,000	\$250,000
2024	\$210,082	\$54,918	\$265,000	\$265,000
2023	\$200,607	\$54,918	\$255,525	\$246,400
2022	\$187,388	\$36,612	\$224,000	\$224,000
2021	\$157,000	\$17,000	\$174,000	\$174,000
2020	\$158,872	\$15,128	\$174,000	\$174,000

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.