



Address: [2425 DURINGER RD](#)
City: FORT WORTH
Georeference: 39730-10-7
Subdivision: SOUTHWEST HILLS ADDITION
Neighborhood Code: 4S120R

Latitude: 32.657718062
Longitude: -97.3553825736
TAD Map: 2042-360
MAPSCO: TAR-090X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTHWEST HILLS ADDITION
Block 10 Lot 7

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: 1961

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$244,724

Protest Deadline Date: 5/24/2024

Site Number: 02908735

Site Name: SOUTHWEST HILLS ADDITION-10-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,588

Percent Complete: 100%

Land Sqft^{*}: 8,634

Land Acres^{*}: 0.1982

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

AVILA FRANK

Primary Owner Address:

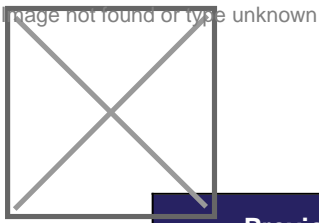
2425 DURINGER RD
FORT WORTH, TX 76133

Deed Date: 1/15/2021

Deed Volume:

Deed Page:

Instrument: [D221015801](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIHTWIS INVESTMENTS LLC	10/15/2020	D220266408		
HANES STEVEN DUANE	8/16/1993	00111950001707	0011195	0001707
GILLMANN SARA PURVIS	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 ⁺
2025	\$214,724	\$30,000	\$244,724	\$233,904
2024	\$214,724	\$30,000	\$244,724	\$212,640
2023	\$188,000	\$30,000	\$218,000	\$193,309
2022	\$145,735	\$30,000	\$175,735	\$175,735
2021	\$147,649	\$30,000	\$177,649	\$177,649
2020	\$100,159	\$30,000	\$130,159	\$122,234

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.