



**Address:** [2753 WESTBROOK AVE](#)  
**City:** FORT WORTH  
**Georeference:** 9070-1-17  
**Subdivision:** CUTCHIN & WREN ADDITION  
**Neighborhood Code:** 3H050I

**Latitude:** 32.7797092288  
**Longitude:** -97.3053678909  
**TAD Map:** 2054-404  
**MAPSCO:** TAR-063L



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** CUTCHIN & WREN ADDITION  
Block 1 Lot 17

**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:** 0  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$237,208  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 05003806  
**Site Name:** CUTCHIN & WREN ADDITION Block 1 Lot 17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,282  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 12,541  
**Land Acres<sup>\*</sup>:** 0.2870  
**Pool:** N

+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**

PEREZ ALMA  
PEREZ ISAIAS GUERRERO  
**Primary Owner Address:**  
2753 WESTBROOK AVE  
FORT WORTH, TX 76111-2530

**Deed Date:** 12/12/1995  
**Deed Volume:** 0012201  
**Deed Page:** 0000323  
**Instrument:** 00122010000323

Previous Owners	Date	Instrument	Deed Volume	Deed Page
R W S INTEREST INC	4/27/1984	00072000000280	0007200	0000280
HUFFINES FLORINE EST	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	\$183,396	\$53,812	\$237,208	\$146,808
2024	\$183,396	\$53,812	\$237,208	\$133,462
2023	\$163,968	\$53,812	\$217,780	\$121,329
2022	\$109,081	\$37,498	\$146,579	\$110,299
2021	\$154,332	\$10,000	\$164,332	\$100,272
2020	\$136,289	\$10,000	\$146,289	\$91,156

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.