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Address: [2108 BRADFORD PK](#)
City: FORT WORTH
Georeference: 3243C--3
Subdivision: BRADFORD PARK ADDITION
Neighborhood Code: 4C110B

Latitude: 32.7395415308
Longitude: -97.4016010426
TAD Map: 2030-388
MAPSCO: TAR-075E



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

PROPERTY DATA

Legal Description: BRADFORD PARK ADDITION
Lot 3 & PART OF COMMON AREA

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: 1996

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (9034)

Protest Deadline Date: 5/24/2024

Site Number: 06565719
Site Name: BRADFORD PARK ADDITION-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 9,977
Percent Complete: 100%
Land Sqft^{*}: 25,271
Land Acres^{*}: 0.5801

+++ Rounded.

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

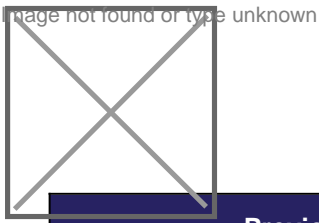
OWNER INFORMATION

Current Owner:

MONTESI TERRY R
MONTESI ALLISON

Primary Owner Address:
2108 BRADFORD PARK CT
FORT WORTH, TX 76107

Deed Date: 6/29/2018
Deed Volume:
Deed Page:
Instrument: [D218143620](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOFF CAMI C;GOFF JOHN C	10/19/2009	D209279438	0000000	0000000
NICHOLS LYNDA L;NICHOLS TOM C	11/16/2004	D204359594	0000000	0000000
GANUCHEAU ELISAB;GANUCHEAU FRANK P	6/21/1994	00116300000670	0011630	0000670
LEONARD PETER D	12/30/1992	00109030000469	0010903	0000469
BRADFORD PARK LTD PRTNSHP	1/1/1992	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 ⁺
2025	\$1,218,561	\$1,211,439	\$2,430,000	\$2,430,000
2024	\$1,488,561	\$1,211,439	\$2,700,000	\$2,700,000
2023	\$1,186,561	\$1,451,439	\$2,638,000	\$2,523,487
2022	\$1,600,000	\$700,000	\$2,300,000	\$2,294,079
2021	\$1,385,526	\$700,000	\$2,085,526	\$2,085,526
2020	\$1,385,527	\$700,000	\$2,085,527	\$2,085,527

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.