



Address: [2312 JEAN HILLS LN](#)
City: FORT WORTH
Georeference: 18400-1-21
Subdivision: JEAN HILLS ADDITION
Neighborhood Code: 1H050H

Latitude: 32.688092214
Longitude: -97.2996892331
TAD Map: 2060-368
MAPSCO: TAR-091H



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

PROPERTY DATA

Legal Description: JEAN HILLS ADDITION Block 1
Lot 21

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: 2016

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40715426

Site Name: JEAN HILLS ADDITION-1-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,485

Percent Complete: 100%

Land Sqft^{*}: 5,663

Land Acres^{*}: 0.1300

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:

REYES DAVILA JUAN GABRIEL
GARCIA REYES NORMA ANGELICA

Primary Owner Address:

1506 COUGAR DR
SALINAS, CA 93905

Deed Date: 3/18/2022

Deed Volume:

Deed Page:

Instrument: [D222072453](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PAPER STREET HOUSES LLC	2/10/2022	D222038154		
PEARSON JARED EDWARD	2/21/2017	D217040527		
FTW JEAN HILLS 72 LLC	5/2/2016	D216111372		
PROPERTY MANAGEMENT ANALYST INC	8/12/2015	D216121430		
PMA TRUSTEE	8/12/2015	D215204090		
SIBELIUS DEVELOPMENT LLC	9/5/2013	D213241589	0000000	0000000
GH RESIDENTIAL LLC	6/4/2013	D213165391	0000000	0000000
TEXAS TRUST CREDIT UNION	12/7/2011	D211296219	0000000	0000000
BIG SKY INVESTMENTS LLC	12/29/2008	D208469696	0000000	0000000
JPMORGAN CHASE BANK NA	5/24/2008	D208245806	0000000	0000000
TEXAS HSG & ECONOMIC RES INC	1/1/2005	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	\$218,629	\$16,989	\$235,618	\$235,618
2024	\$218,629	\$16,989	\$235,618	\$235,618
2023	\$228,844	\$16,989	\$245,833	\$245,833
2022	\$180,402	\$10,000	\$190,402	\$190,402
2021	\$169,330	\$10,000	\$179,330	\$179,330
2020	\$153,334	\$10,000	\$163,334	\$163,334

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

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Tarrant Appraisal District Property Information | PDF

There are no exemptions for this property

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.