



Address: [2404 GRAND RAPIDS DR](#)
City: FORT WORTH
Georeference: 32942D-16-23
Subdivision: PRESIDIO VILLAGE
Neighborhood Code: 2Z2011

Latitude: 32.9130449205
Longitude: -97.3253866542
TAD Map: 2048-452
MAPSCO: TAR-021W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PRESIDIO VILLAGE Block 16
Lot 23

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: A

Year Built: 2009

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$339,213

Protest Deadline Date: 5/24/2024

Site Number: 41178866

Site Name: PRESIDIO VILLAGE-16-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,080

Percent Complete: 100%

Land Sqft^{*}: 5,750

Land Acres^{*}: 0.1320

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:

JANKOWSKI CYNTHIA

Primary Owner Address:

2404 GRAND RAPIDS DR
FORT WORTH, TX 76177-8585

Deed Date: 3/1/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213057019](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLYNN KRISTIN;FLYNN ROBERT	3/10/2009	D209072258	0000000	0000000
CENTEX HOMES	1/1/2006	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	\$274,213	\$65,000	\$339,213	\$339,213
2024	\$274,213	\$65,000	\$339,213	\$313,466
2023	\$295,394	\$60,000	\$355,394	\$284,969
2022	\$256,772	\$45,000	\$301,772	\$259,063
2021	\$190,512	\$45,000	\$235,512	\$235,512
2020	\$185,148	\$45,000	\$230,148	\$222,251

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.