



**Address:** [2432 GRAND RAPIDS DR](#)  
**City:** FORT WORTH  
**Georeference:** 32942D-16-30  
**Subdivision:** PRESIDIO VILLAGE  
**Neighborhood Code:** 2Z2011

**Latitude:** 32.9130391775  
**Longitude:** -97.3242380188  
**TAD Map:** 2054-452  
**MAPSCO:** TAR-021X



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 30

**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:** 2007

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41178939

**Site Name:** PRESIDIO VILLAGE-16-30

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,046

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,325

**Land Acres<sup>\*</sup>:** 0.1452

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

ARYAL PAWAN

BHUSAL SARASWATI

**Primary Owner Address:**

489 PRARIE VIEW DR  
HASLET, TX 76052

**Deed Date:** 3/23/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223049497](#)

| Previous Owners                 | Date       | Instrument                 | Deed Volume | Deed Page |
|---------------------------------|------------|----------------------------|-------------|-----------|
| OFFERPAD SPE BORROWER A LLC     | 11/9/2022  | <a href="#">D222267513</a> |             |           |
| MCCLURE REGINA ALYSE            | 11/27/2018 | <a href="#">D218261057</a> |             |           |
| OPENDOOR PROPERTY W9 LLC        | 5/31/2018  | <a href="#">D218118461</a> |             |           |
| PASCASIO B S BROWN;PASCASIO L S | 3/18/2011  | <a href="#">D211066417</a> | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$229,643          | \$65,000    | \$294,643    | \$294,643                    |
| 2024 | \$265,000          | \$65,000    | \$330,000    | \$330,000                    |
| 2023 | \$270,000          | \$60,000    | \$330,000    | \$330,000                    |
| 2022 | \$252,685          | \$45,000    | \$297,685    | \$265,948                    |
| 2021 | \$196,771          | \$45,000    | \$241,771    | \$241,771                    |
| 2020 | \$182,241          | \$45,000    | \$227,241    | \$227,241                    |

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

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.