



**Address:** [2412 LORETO DR](#)  
**City:** FORT WORTH  
**Georeference:** 32942F-21-13  
**Subdivision:** PRESIDIO VILLAGE SOUTH  
**Neighborhood Code:** 2Z201H

**Latitude:** 32.9089289774  
**Longitude:** -97.3240639509  
**TAD Map:** 2054-448  
**MAPSCO:** TAR-021X



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

## PROPERTY DATA

**Legal Description:** PRESIDIO VILLAGE SOUTH  
Block 21 Lot 13

**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:** 2010

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41298586

**Site Name:** PRESIDIO VILLAGE SOUTH-21-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,106

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,704

**Land Acres<sup>\*</sup>:** 0.1309

**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:**

SHRESTHA YUBAK  
SHAKYA ABINA

**Primary Owner Address:**

2412 LORETO DR  
FORT WORTH, TX 76177

**Deed Date:** 2/9/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221048507](#)

| Previous Owners  | Date       | Instrument                 | Deed Volume | Deed Page |
|--|------------|----------------------------|-------------|-----------|
| SHAKYA ABINA;SHRESTHA KARUN;SHRESTHA YUBAK;SINGH MANDIRA | 3/13/2020  | <a href="#">D220062184</a> |             |           |
| OPENDOOR PROPERTY TRUST I                                | 2/3/2020   | <a href="#">D220027543</a> |             |           |
| SEGURA AMBIORIX  | 1/30/2020  | <a href="#">D220027542</a> |             |           |
| SEGURA AMBIORIX;SEGURA YADIRA                            | 12/15/2010 | <a href="#">D210322934</a> | 0000000     | 0000000   |
| HMH LIFESTYLES LP  | 3/25/2010  | <a href="#">D210070451</a> | 0000000     | 0000000   |
| LOTS-R-US 3 LP   | 2/10/2010  | <a href="#">D210041031</a> | 0000000     | 0000000   |
| SHEPHERD PLACE HOMES INC                                 | 12/21/2009 | <a href="#">D210005009</a> | 0000000     | 0000000   |
| COMPASS BANK   | 2/10/2009  | <a href="#">D209035607</a> | 0000000     | 0000000   |
| TWINMARK HOMES INC                                       | 7/20/2007  | <a href="#">D207274566</a> | 0000000     | 0000000   |
| 90 NORTH FORT WORTH LTD                                  | 1/1/2007   | 0000000000000000           | 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 | \$228,000          | \$75,000    | \$303,000    | \$303,000                    |
| 2024 | \$228,000          | \$75,000    | \$303,000    | \$303,000                    |
| 2023 | \$273,022          | \$70,000    | \$343,022    | \$304,492                    |
| 2022 | \$250,723          | \$55,000    | \$305,723    | \$276,811                    |
| 2021 | \$196,646          | \$55,000    | \$251,646    | \$251,646                    |
| 2020 | \$170,373          | \$55,000    | \$225,373    | \$225,373                    |

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

- 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.