

Tarrant Appraisal District

Property Information | PDF

Account Number: 41298586

Address: 2412 LORETO DR

City: FORT WORTH

Georeference: 32942F-21-13

Subdivision: PRESIDIO VILLAGE SOUTH

Neighborhood Code: 2Z201H

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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

Latitude: 32.9089289774

TAD Map: 2054-448 **MAPSCO:** TAR-021X

Longitude: -97.3240639509

Site Name: PRESIDIO VILLAGE SOUTH-21-13 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,106
Percent Complete: 100%

Land Sqft*: 5,704 Land Acres*: 0.1309

Pool: N

+++ Rounded.

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

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHAKYA ABINA;SHRESTHA KARUN;SHRESTHA YUBAK;SINGH MANDIRA	3/13/2020	D220062184		
OPENDOOR PROPERTY TRUST I	2/3/2020	D220027543		
SEGURA AMBIORIX	1/30/2020	D220027542		
SEGURA AMBIORIX;SEGURA YADIRA	12/15/2010	D210322934	0000000	0000000
HMH LIFESTYLES LP	3/25/2010	D210070451	0000000	0000000
LOTS-R-US 3 LP	2/10/2010	D210041031	0000000	0000000
SHEPHERD PLACE HOMES INC	12/21/2009	D210005009	0000000	0000000
COMPASS BANK	2/10/2009	D209035607	0000000	0000000
TWINMARK HOMES INC	7/20/2007	D207274566	0000000	0000000
90 NORTH FORT WORTH LTD	1/1/2007	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. <u>Tarrant County Tax Office Account Information</u>.

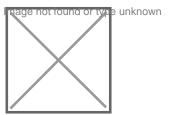
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$228,000	\$75,000	\$303,000	\$303,000
2024	\$228,000	\$75,000	\$303,000	\$303,000
2023	\$273,022	\$70,000	\$343,022	\$304,492
2022	\$250,723	\$55,000	\$305,723	\$276,811
2021	\$196,646	\$55,000	\$251,646	\$251,646
2020	\$170,373	\$55,000	\$225,373	\$225,373

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.



• 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.

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