



Address: [2245 JUAREZ DR](#)
City: FORT WORTH
Georeference: 32942F-24-27
Subdivision: PRESIDIO VILLAGE SOUTH
Neighborhood Code: 2Z201H

Latitude: 32.9096778607
Longitude: -97.3272339031
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 SOUTH
Block 24 Lot 27

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: 2015

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$455,122

Protest Deadline Date: 5/24/2024

Site Number: 41690478

Site Name: PRESIDIO VILLAGE SOUTH-24-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,432

Percent Complete: 100%

Land Sqft^{*}: 5,624

Land Acres^{*}: 0.1291

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:

ISKANDER MOURAD MICHAEL

Primary Owner Address:

2245 JUAREZ DR
FORT WORTH, TX 76177

Deed Date: 1/20/2022

Deed Volume:

Deed Page:

Instrument: [D222019500](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOHAN RAKESH	7/15/2020	D220169365		
LOPEZ JACQUELINE S;STILES MARK N	11/12/2015	D215257278		
HMH LIFESTYLES LP	4/21/2015	D215081701		
JABEZ DEVELOPMENT LP	1/1/2013	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	\$335,000	\$75,000	\$410,000	\$410,000
2024	\$380,122	\$75,000	\$455,122	\$441,195
2023	\$331,086	\$70,000	\$401,086	\$401,086
2022	\$345,000	\$55,000	\$400,000	\$400,000
2021	\$248,912	\$55,000	\$303,912	\$303,912
2020	\$244,769	\$55,000	\$299,769	\$299,769

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.