



Address: [2249 JUAREZ DR](#)
City: FORT WORTH
Georeference: 32942F-24-28
Subdivision: PRESIDIO VILLAGE SOUTH
Neighborhood Code: 2Z201H

Latitude: 32.9096708119
Longitude: -97.3270709625
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 28

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: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 41690486
Site Name: PRESIDIO VILLAGE SOUTH-24-28
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,940
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:
WEI JIN LIVING TRUST
Primary Owner Address:
2092 BROOKGATE DR
GRAPEVINE, TX 76051

Deed Date: 10/20/2020
Deed Volume:
Deed Page:
Instrument: [D220277992](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JIN WEI;LIN DENIS	6/21/2018	D218140910		
NGUYEN VAN T;PHAM MINH T	7/30/2015	D215170133		
HMH LIFESTYLES LP	3/26/2015	D215061004		
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	\$222,333	\$75,000	\$297,333	\$297,333
2024	\$222,333	\$75,000	\$297,333	\$297,333
2023	\$220,092	\$70,000	\$290,092	\$290,092
2022	\$231,000	\$55,000	\$286,000	\$286,000
2021	\$191,219	\$55,000	\$246,219	\$246,219
2020	\$166,956	\$55,000	\$221,956	\$221,956

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.