

# Tarrant Appraisal District Property Information | PDF Account Number: 41690486

### Address: 2249 JUAREZ DR

City: FORT WORTH Georeference: 32942F-24-28 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 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 Latitude: 32.9096708119 Longitude: -97.3270709625 TAD Map: 2048-452 MAPSCO: TAR-021W



Site Number: 41690486 Site Name: PRESIDIO VILLAGE SOUTH-24-28 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,940 Percent Complete: 100% Land Sqft<sup>\*</sup>: 5,624 Land Acres<sup>\*</sup>: 0.1291 Pool: N

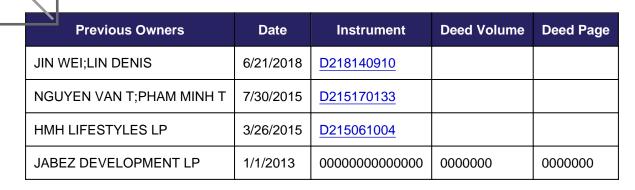
#### +++ Rounded.

\* 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



## VALUES

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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.