



**Address:** [2257 JUAREZ DR](#)  
**City:** FORT WORTH  
**Georeference:** 32942F-24-30  
**Subdivision:** PRESIDIO VILLAGE SOUTH  
**Neighborhood Code:** 2Z201H

**Latitude:** 32.9096590652  
**Longitude:** -97.3267397564  
**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 30

**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

**Protest Deadline Date:** 7/12/2024

**Site Number:** 41690508

**Site Name:** PRESIDIO VILLAGE SOUTH-24-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,599

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,018

**Land Acres<sup>\*</sup>:** 0.1381

**Pool:** Y

<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:**

MARSDEN RAND E  
MARSDEN KARA

**Primary Owner Address:**

2257 JUAREZ DR  
FORT WORTH, TX 76177

**Deed Date:** 5/10/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223082733](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALLEVA ANNIKA MARIE;SUAREZ GUSTAVO	7/30/2020	<a href="#">D220187463</a>		
WILSON LISA;WILSON LYNN	4/28/2016	<a href="#">D216091937</a>		
HMH LIFESTYLES LP	8/3/2015	<a href="#">D215172984</a>		
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 <sup>+</sup>
2025	\$319,980	\$75,000	\$394,980	\$394,980
2024	\$319,980	\$75,000	\$394,980	\$394,980
2023	\$336,353	\$70,000	\$406,353	\$357,952
2022	\$286,465	\$55,000	\$341,465	\$307,229
2021	\$224,299	\$55,000	\$279,299	\$279,299
2020	\$188,600	\$55,000	\$243,600	\$243,600

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)
- DISABLED VET 50 to 69 PCT 11.22

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.