



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⁺⁺⁺: 2,599

Percent Complete: 100%

Land Sqft^{*}: 6,018

Land Acres^{*}: 0.1381

Pool: Y

⁺⁺⁺ Rounded.

^{*} 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	D220187463		
WILSON LISA;WILSON LYNN	4/28/2016	D216091937		
HMH LIFESTYLES LP	8/3/2015	D215172984		
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	\$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.