



LOCATION

Address: [2423 LAS BRISAS ST](#)
City: FORT WORTH
Georeference: 23630-1-17
Subdivision: LAS BRISAS SUBDIVISION
Neighborhood Code: A1F010A

Latitude: 32.6800253705
Longitude: -97.294848641
TAD Map: 2060-368
MAPSCO: TAR-092J



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: LAS BRISAS SUBDIVISION
Block 1 Lot 17

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1973

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 01584537
Site Name: LAS BRISAS SUBDIVISION-1-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,550
Percent Complete: 100%
Land Sqft^{*}: 2,610
Land Acres^{*}: 0.0599
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:

KU NAI-CHEN

Primary Owner Address:

5527 RYLAND AVE
TEMPLE CITY, CA 91780

Deed Date: 8/30/2019

Deed Volume:

Deed Page:

Instrument: [D219200412](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HEB HOMES LLC	1/5/2018	D218006298		
SINGH MANNEET	1/5/2018	D218006297		
HOPKINS SPENCER	10/6/2017	D217235440		
EXPONENTIAL ASSET FOUNDERS LP	1/26/2009	D210160420	0000000	0000000
JONES GEM N	10/31/1996	00125700000595	0012570	0000595
COLLINS LINDA KAYE	8/7/1996	00125700000585	0012570	0000585
CALDWELL KAREN R	5/1/1996	00125700000577	0012570	0000577
CALDWELL ARTHUR E	12/31/1900	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$195,427	\$25,000	\$220,427	\$220,427
2023	\$185,600	\$2,000	\$187,600	\$187,600
2022	\$185,600	\$2,000	\$187,600	\$187,600
2021	\$126,326	\$2,000	\$128,326	\$128,326
2020	\$120,741	\$2,000	\$122,741	\$122,741

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.