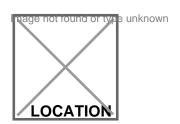


Property Information | PDF Account Number: 01857169



Address: 1216 BEVANS ST City: FORT WORTH

Georeference: 27640--4

Subdivision: MC KEE PLACE ADDITION

Neighborhood Code: 3H070A

Latitude: 32.7802602278 **Longitude:** -97.3096366041

TAD Map: 2054-404 **MAPSCO:** TAR-063L





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

PROPERTY DATA

Legal Description: MC KEE PLACE ADDITION Lot 4

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: 1956

Personal Property Account: N/A

Agent: None

+++ Rounded.

Protest Deadline Date: 5/15/2025

Site Number: 01857169

Site Name: MC KEE PLACE ADDITION-4
Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,579
Percent Complete: 100%

Land Sqft*: 10,285 Land Acres*: 0.2361

Pool: N

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

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Current Owner:

SANCHEZ LUCIO

RODARTE ALEJANDRA CASTRO

Primary Owner Address:

1216 BEVANS ST

FORT WORTH, TX 76111

Deed Date: 4/13/2021

Deed Volume:

Deed Page:

Instrument: D221104218

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GREEN FOREST RENOVATIONS LLC	11/11/2020	D220298535		
SKA PROPERTIES LLC	11/10/2020	D220296976		
ABARCA-TORRES A A;ABARCA-TORRES JOVANNI	7/18/2005	D205219483	0000000	0000000
VILLANUEVA LOUIS B JR	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	\$231,008	\$75,428	\$306,436	\$291,221
2023	\$228,637	\$75,428	\$304,065	\$264,746
2022	\$190,384	\$50,294	\$240,678	\$240,678
2021	\$194,011	\$28,000	\$222,011	\$222,011
2020	\$172,292	\$28,000	\$200,292	\$200,292

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

• HOMESTEAD GENERAL 11.13(b)

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.