



Address: [409 FORBY AVE](#)

City: FORT WORTH

Georeference: 44012-2-13

Subdivision: TURNER SUBDIVISION BEACON HILL

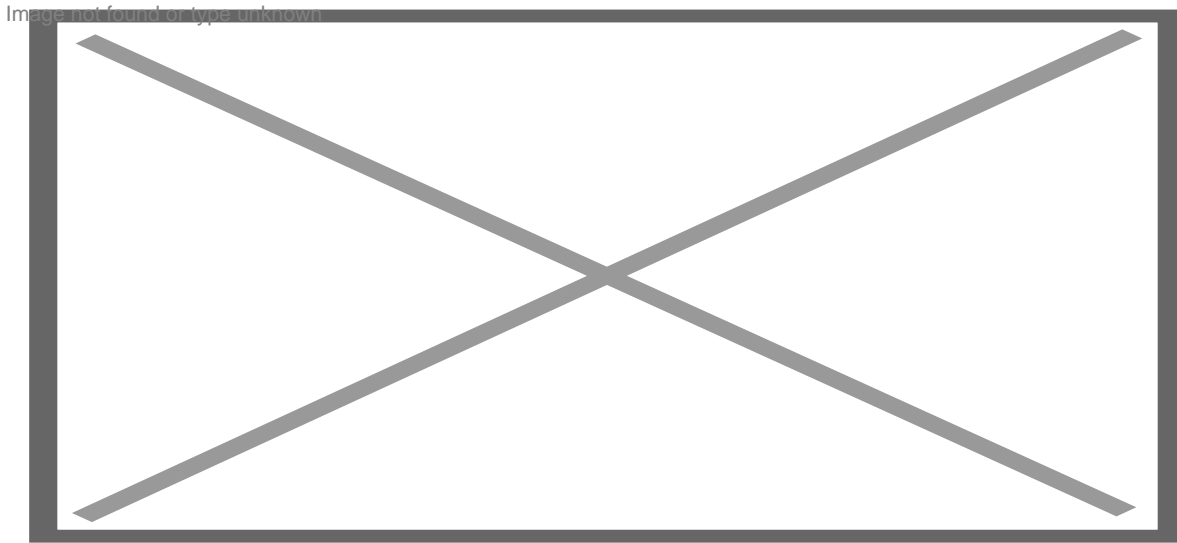
Neighborhood Code: 1H040J

Latitude: 32.7396430394

Longitude: -97.2698578162

TAD Map: 2066-388

MAPSCO: TAR-078G



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

PROPERTY DATA

Legal Description: TURNER SUBDIVISION
BEACON HILL Block 2 Lot 13

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: 1950

Personal Property Account: N/A

Agent: None

Site Number: 03196372

Site Name: TURNER SUBDIVISION BEACON HILL-2-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 768

Percent Complete: 100%

Land Sqft^{*}: 5,069

Land Acres^{*}: 0.1163

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:

RUEDAS PROPERTY INVESTMENTS LLC

Primary Owner Address:

1428 E MAGNOLIA AVE
FORT WORTH, TX 76104

Deed Date: 4/29/2024

Deed Volume:

Deed Page:

Instrument: [D224074596](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GIBBSON TERRY W	4/29/2024	D224074595		
GIBBONS ELSIE L;GIBBONS TERRY W	5/13/1991	00102580001309	0010258	0001309
SECRETARY OF HUD	12/4/1990	00101460001527	0010146	0001527
TEAM BANK	11/12/1990	00101190001227	0010119	0001227
STATEN ROSE;STATEN TIM	1/22/1990	00098300000530	0009830	0000530
PENA ABBY G;PENA LUIS G	6/16/1988	00093270001687	0009327	0001687
KIRBY JAMES;KIRBY KIMBERLY	6/1/1986	00085620000907	0008562	0000907
JAMES LIANE;JAMES WELDON JR	5/30/1986	00085620000903	0008562	0000903
GARY FARMER	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	\$119,325	\$15,207	\$134,532	\$118,800
2023	\$83,793	\$15,207	\$99,000	\$99,000
2022	\$92,500	\$3,500	\$96,000	\$96,000
2021	\$52,700	\$3,500	\$56,200	\$56,200
2020	\$52,700	\$3,500	\$56,200	\$56,200

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.