



**Address:** [413 FORBY AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44012-2-14  
**Subdivision:** TURNER SUBDIVISION BEACON HILL  
**Neighborhood Code:** 1H040J

**Latitude:** 32.7395018944  
**Longitude:** -97.2698600544  
**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 14

**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:** NORTH TEXAS PROPERTY TAX SERV (00855) (P00855)

**Site Number:** 03196380

**Site Name:** TURNER SUBDIVISION BEACON HILL-2-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 960

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,153

**Land Acres<sup>\*</sup>:** 0.1182

<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:**  
MENDOZA ELENA  
**Primary Owner Address:**  
5229 ASH LN  
DALLAS, TX 75223-2005

**Deed Date:** 5/8/1991  
**Deed Volume:** 0010253  
**Deed Page:** 0001826  
**Instrument:** 00102530001826

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VAUTER CLEO EST	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	\$94,241	\$15,459	\$109,700	\$109,700
2023	\$111,508	\$15,459	\$126,967	\$126,967
2022	\$98,390	\$3,500	\$101,890	\$101,890
2021	\$73,845	\$3,500	\$77,345	\$77,345
2020	\$69,221	\$3,500	\$72,721	\$72,721

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.