

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 03196380

Address: 413 FORBY AVE
City: FORT WORTH
Georeference: 44012-2-14

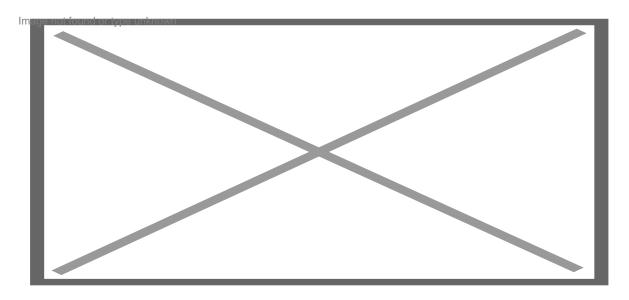
Subdivision: TURNER SUBDIVISION BEACON HILL

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) Site Number: 03196380

TARRANT COUNTY (220)

TARRANT DECIONAL WATER DISTRICT (222) Site Name: TURNER SUBDIVISION BEACON HILL-2-14

TARRANT REGIONAL WATER DISTRICT (223) Site Class: A1 - Residential - Single Family

TARRANT COUNTY COLLEGE (225) Parcels: 1

FORT WORTH ISD (905) Approximate Size+++: 960
State Code: A Percent Complete: 100%

Year Built: 1950

Land Sqft\*: 5,153

Personal Property Account: N/A

Land Acres\*: 0.1182

Agent: NORTH TEXAS PROPERTY TAX SERV (00856)N

+++ Rounded.

## OWNER INFORMATION

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



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.

## **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.

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