



**Address:** [313 FORBY AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44012-2-9  
**Subdivision:** TURNER SUBDIVISION BEACON HILL  
**Neighborhood Code:** M1F02E

**Latitude:** 32.7401915501  
**Longitude:** -97.2698453156  
**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 9

**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:** B  
**Year Built:** 1985  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 40797880  
**Site Name:** TURNER SUBDIVISION BEACON HILL-2-9  
**Site Class:** B - Residential - Multifamily  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,530  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,000  
**Land Acres<sup>\*</sup>:** 0.1147  
**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:**

PC LO 2222 LLC

**Primary Owner Address:**

750 N ST PAUL ST SUITE 350

PMB 84053

DALLAS, TX 75201

**Deed Date:** 2/7/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222036074](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PC AR 1 LLC	7/23/2020	<a href="#">D220184543</a>		
PCCV3 LLC	5/31/2019	<a href="#">D219121339</a>		
EDGEFIELD TO FIELD LLC	12/21/2018	<a href="#">D218279601</a>		
METROPLEX HOMEBUYERS LLC	12/21/2018	<a href="#">D218279500</a>		
DATEJ INVESTMENTS GROUP LLC	9/22/2017	<a href="#">D217223464</a>		
LAZEIT LLC	10/29/2010	<a href="#">D210271369</a>	0000000	0000000
FEDERAL NATIONAL MTG ASSN	9/7/2010	<a href="#">D210225245</a>	0000000	0000000
GALANG AUDRA TERESITA A	10/1/2007	<a href="#">D207364746</a>	0000000	0000000
BOYD TRACI D;BOYD VINCENT	2/16/2005	<a href="#">D205048423</a>	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$155,000	\$15,000	\$170,000	\$170,000
2023	\$155,000	\$5,000	\$160,000	\$160,000
2022	\$144,000	\$5,000	\$149,000	\$149,000
2021	\$130,391	\$5,000	\$135,391	\$135,391
2020	\$56,999	\$2,001	\$59,000	\$59,000



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

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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.