



**Address:** [4301 BEAL ST](#)  
**City:** FORT WORTH  
**Georeference:** 1670--H-A  
**Subdivision:** BARNETT SUBDIVISION  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7507925985  
**Longitude:** -97.2600249306  
**TAD Map:** 2072-392  
**MAPSCO:** TAR-078D



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

## PROPERTY DATA

**Legal Description:** BARNETT SUBDIVISION Lot H

**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:** 2021

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00120952

**Site Name:** BARNETT SUBDIVISION-H-A

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,794

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,670

**Land Acres<sup>\*</sup>:** 0.1531

**Pool:** N

<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:**

ZELAYA ANGEL ALBERTO JR  
SANCHEZ-NAREZ DEISI

**Primary Owner Address:**

4301 BEAL ST  
FORT WORTH, TX 76103

**Deed Date:** 5/7/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221130612](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AVILEZ HOME BUILDERS LLC	3/11/2021	<a href="#">D221071624</a>		
AVILEZ JOSE	10/15/2020	<a href="#">D220274661</a>		
GUARANTEED REAL ESTATE SOLUTIONS LLC	9/4/2020	<a href="#">D220224064</a>		
HILSABECK DOUGLAS	1/18/2020	<a href="#">D220205305</a>		
HILSABECK DOUGLAS;HILSABECK MARTHA	8/12/1998	00133740000193	0013374	0000193
SECRETARY OH HUD	3/10/1998	00131280000285	0013128	0000285
COUNTRYWIDE HOME LOANS INC	4/1/1997	00127280000223	0012728	0000223
VAUGHAN LINDA S;VAUGHAN ROBERT E	2/25/1993	00109630000753	0010963	0000753
BYRD H L	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 <sup>+</sup>
2025	\$244,990	\$20,010	\$265,000	\$265,000
2024	\$264,990	\$20,010	\$285,000	\$285,000
2023	\$271,990	\$20,010	\$292,000	\$292,000
2022	\$289,164	\$15,000	\$304,164	\$304,164
2021	\$0	\$15,000	\$15,000	\$15,000
2020	\$0	\$15,000	\$15,000	\$15,000

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

- HOMESTEAD GENERAL 11.13(b)

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## Tarrant Appraisal District Property Information | PDF

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.