



Address: [2531 N AYERS AVE](#)
City: FORT WORTH
Georeference: 1880-17-4-10
Subdivision: BEACON HILL ADDITION
Neighborhood Code: 1H040P

Latitude: 32.7427838331
Longitude: -97.2706025752
TAD Map: 2066-388
MAPSCO: TAR-078G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BEACON HILL ADDITION Block
17 Lot 4 N15'4-S35'5 BLK 17

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: 1930

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$168,145

Protest Deadline Date: 5/24/2024

Site Number: 00127507

Site Name: BEACON HILL ADDITION-17-4-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 942

Percent Complete: 100%

Land Sqft^{*}: 5,000

Land Acres^{*}: 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:

NAJAR ELPIDIO RAMIREZ
NAJAR VIRGINIA RAMIREZ

Primary Owner Address:

2531 N AYERS AVE
FORT WORTH, TX 76103

Deed Date: 7/11/2014

Deed Volume:

Deed Page:

Instrument: M201003035

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NAJAR ELIPIDIO R;RAMIREZ VIRGINI	7/10/2014	D214155199	0000000	0000000
RAMIREZ ANTONIO R;RAMIREZ E R	1/19/2001	00146960000338	0014696	0000338
ABLE HOUSE BUYERS INC	11/21/2000	00146300000154	0014630	0000154
LOWE WILLIAM RUSSELL	10/24/2000	00146300000153	0014630	0000153
LOWE S B 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	\$153,145	\$15,000	\$168,145	\$104,269
2024	\$153,145	\$15,000	\$168,145	\$94,790
2023	\$136,353	\$15,000	\$151,353	\$86,173
2022	\$131,607	\$7,000	\$138,607	\$78,339
2021	\$87,486	\$7,000	\$94,486	\$71,217
2020	\$80,640	\$7,000	\$87,640	\$64,743

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)

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.