



**Address:** [4007 MOUNT VERNON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 1880-23-22-30  
**Subdivision:** BEACON HILL ADDITION  
**Neighborhood Code:** 1H040P

**Latitude:** 32.742288951  
**Longitude:** -97.2653125205  
**TAD Map:** 2072-388  
**MAPSCO:** TAR-078H



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  
23 Lot E60'S40' 22 & E60' 23 & 24

**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:** 1924  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00128112  
**Site Name:** BEACON HILL ADDITION-23-22-30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 826  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,000  
**Land Acres<sup>\*</sup>:** 0.1606  
**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:**  
RUIZ SEGUNDO  
RUIZ ROBERTA  
**Primary Owner Address:**  
2725 PURINGTON AVE  
FORT WORTH, TX 76103

**Deed Date:** 8/13/2013  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D213216399](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BYROM BETTY L PACK	10/31/1998	<a href="#">D198255660</a>	0013496	0000400
PACK BETTY P BYROM;PACK KIZZIE A	5/7/1992	00134960000399	0013496	0000399
PACK CLARENCE O	7/1/1985	00082590002127	0008259	0002127
MITCHAM N J	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	\$126,000	\$21,000	\$147,000	\$147,000
2024	\$141,000	\$21,000	\$162,000	\$162,000
2023	\$159,000	\$21,000	\$180,000	\$180,000
2022	\$138,000	\$7,000	\$145,000	\$145,000
2021	\$104,538	\$7,000	\$111,538	\$111,538
2020	\$99,917	\$7,000	\$106,917	\$106,917

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.