



**Address:** [3240 LIVINGSTON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 6050-19-14  
**Subdivision:** BYERS & MCCART ADDITION  
**Neighborhood Code:** 4T930D

**Latitude:** 32.7025999156  
**Longitude:** -97.3473719732  
**TAD Map:** 2042-376  
**MAPSCO:** TAR-076Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BYERS & MCCART ADDITION  
Block 19 Lot 14

**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:** 1928  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00393991  
**Site Name:** BYERS & MCCART ADDITION-19-14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,456  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,250  
**Land Acres<sup>\*</sup>:** 0.1434  
**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:**  
MONTERO BENJAMIN  
**Primary Owner Address:**  
3240 LIVINGSTON AVE  
FORT WORTH, TX 76110-3734

**Deed Date:** 2/2/1998  
**Deed Volume:** 0013072  
**Deed Page:** 0000233  
**Instrument:** 00130720000233

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PERKINS DAG EDWARD;PERKINS DELLA	7/30/1987	00090250000115	0009025	0000115
DEVOLL CLYDE M	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	\$95,599	\$37,500	\$133,099	\$133,099
2024	\$95,599	\$37,500	\$133,099	\$133,099
2023	\$99,078	\$37,500	\$136,578	\$123,605
2022	\$87,368	\$25,000	\$112,368	\$112,368
2021	\$81,229	\$25,000	\$106,229	\$106,229
2020	\$95,058	\$25,000	\$120,058	\$102,751

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)
- HOMESTEAD DISABLED PERSON 11.13 (c )

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.