



**Address:** [420 SUNSET LN](#)  
**City:** FORT WORTH  
**Georeference:** 9600-1-18  
**Subdivision:** DEAVERS ADDITION-FORT WORTH  
**Neighborhood Code:** 2C040D

**Latitude:** 32.7550017555  
**Longitude:** -97.3973009057  
**TAD Map:** 2030-392  
**MAPSCO:** TAR-061W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** DEAVERS ADDITION-FORT WORTH Block 1 Lot 18

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CASTLEBERRY ISD (917)

**State Code:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$182,590

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

**Site Number:** 00700312

**Site Name:** DEAVERS ADDITION-FORT WORTH-1-18

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 7,759

**Land Acres<sup>\*</sup>:** 0.1781

**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:**

BECERRIL RUBEN  
BECERRIL MARIA A

**Primary Owner Address:**

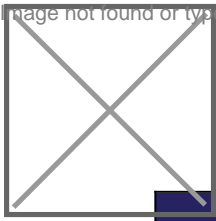
414 SUNSET LN  
FORT WORTH, TX 76114-4362

**Deed Date:** 12/4/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211005580](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TARRANT PROPERTIES INC	7/6/2010	<a href="#">D210163391</a>	0000000	0000000
WARREN GEORGE	11/12/2002	00161310000356	0016131	0000356
BURNS GENEVA	2/5/1987	00088890000895	0008889	0000895
SPENCER DOROTHEA	4/23/1986	00085250000933	0008525	0000933
SPENCER D D	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	\$0	\$182,590	\$182,590	\$173,546
2024	\$0	\$182,590	\$182,590	\$144,622
2023	\$0	\$120,518	\$120,518	\$120,518
2022	\$0	\$100,000	\$100,000	\$100,000
2021	\$0	\$100,000	\$100,000	\$100,000
2020	\$0	\$100,000	\$100,000	\$100,000

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

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.