

Tarrant Appraisal District

Property Information | PDF

Account Number: 00700312

Address: 420 SUNSET LN
City: FORT WORTH
Georeference: 9600-1-18

Subdivision: DEAVERS ADDITION-FORT WORTH

Neighborhood Code: 2C040D

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

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



## 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+++: 0
Percent Complete: 0%
Land Sqft\*: 7,759
Land Acres\*: 0.1781

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

Current Owner: BECERRIL RUBEN

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

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TARRANT PROPERTIES INC	7/6/2010	D210163391	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.