



Address: [400 NEILL AVE](#)
City: EVERMAN
Georeference: 13290-2-18
Subdivision: EVERMAN PLACE ADDITION
Neighborhood Code: 1E050D

Latitude: 32.6281731704
Longitude: -97.2861326192
TAD Map: 2060-348
MAPSCO: TAR-106K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EVERMAN PLACE ADDITION
Block 2 Lot 18

Jurisdictions:

CITY OF EVERMAN (009)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EVERMAN ISD (904)

State Code: A

Year Built: 1966

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$134,943

Protest Deadline Date: 5/24/2024

Site Number: 00890693

Site Name: EVERMAN PLACE ADDITION-2-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,101

Percent Complete: 100%

Land Sqft^{*}: 6,903

Land Acres^{*}: 0.1584

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:

HINGUANZO RUBEN F
HINGUANZO LISA

Primary Owner Address:

400 NEILL AVE
EVERMAN, TX 76140-3842

Deed Date: 4/27/1998

Deed Volume: 0013191

Deed Page: 0000584

Instrument: 00131910000584

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ABLES AUDIE MARK	4/1/1991	00102130002250	0010213	0002250
ABLES AUDIE M;ABLES CATHLEEN L	5/29/1986	00085610001267	0008561	0001267
ABLES SHIRLEY R	12/31/1900	000000000000000	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	\$93,525	\$41,418	\$134,943	\$120,091
2024	\$93,525	\$41,418	\$134,943	\$109,174
2023	\$109,033	\$41,418	\$150,451	\$99,249
2022	\$80,397	\$25,000	\$105,397	\$90,226
2021	\$65,232	\$25,000	\$90,232	\$82,024
2020	\$78,341	\$25,000	\$103,341	\$74,567

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.