



Address: [1212 BEVANS ST](#)
City: FORT WORTH
Georeference: 27640--3
Subdivision: MC KEE PLACE ADDITION
Neighborhood Code: 3H070A

Latitude: 32.7800804215
Longitude: -97.3096383038
TAD Map: 2054-404
MAPSCO: TAR-063L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MC KEE PLACE ADDITION Lot 3

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: 1952

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$315,515

Protest Deadline Date: 5/24/2024

Site Number: 01857150

Site Name: MC KEE PLACE ADDITION-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,588

Percent Complete: 100%

Land Sqft^{*}: 10,285

Land Acres^{*}: 0.2361

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:

CANO MONICA
CANO ENRIQUE

Primary Owner Address:

1212 BEVANS ST
FORT WORTH, TX 76111-1308

Deed Date: 3/31/2012

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D212215505](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARRIS LEON	7/12/2007	D207246198	0000000	0000000
COLE VICKY	7/12/2007	D207246197	0000000	0000000
ESPINOZA MELISSA;ESPINOZA TAHNEE R	8/3/2005	D206271106	0000000	0000000
RUIZ ANDREA RODRIGUEZ EST	11/11/1997	00129910000410	0012991	0000410
WOOD CHARLES BAXTER	4/22/1993	00110310000465	0011031	0000465
WOOD CHARLES;WOOD WILLIAM BOUNDS	4/15/1988	00092450000915	0009245	0000915
LOVERN HERMAN T	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 ⁺
2025	\$240,087	\$75,428	\$315,515	\$288,424
2024	\$240,087	\$75,428	\$315,515	\$262,204
2023	\$237,780	\$75,428	\$313,208	\$238,367
2022	\$216,793	\$50,294	\$267,087	\$216,697
2021	\$203,166	\$28,000	\$231,166	\$196,997
2020	\$180,706	\$28,000	\$208,706	\$179,088

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.