



Address: [1217 BEVANS ST](#)
City: FORT WORTH
Georeference: 27640--5-10
Subdivision: MC KEE PLACE ADDITION
Neighborhood Code: 3H070A

Latitude: 32.7802587976
Longitude: -97.3103704157
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 5
5 LESS W50'

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: 1947
Personal Property Account: N/A
Agent: JAMES A RYFFEL (00246)
Protest Deadline Date: 5/24/2024

Site Number: 01857177
Site Name: MC KEE PLACE ADDITION-5-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 725
Percent Complete: 100%
Land Sqft^{*}: 7,260
Land Acres^{*}: 0.1666
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:
FRAZIER CREEK LLC
Primary Owner Address:
3113 S UNIVERSITY DR STE 600
FORT WORTH, TX 76109

Deed Date: 11/21/2017
Deed Volume:
Deed Page:
Instrument: [D217270790](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANRIQUEZ RICHARD THOMAS	6/26/1997	D210043029	0000000	0000000
MANRIQUEZ RAUL J EST	12/31/1900	00059870000933	0005987	0000933



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	\$44,124	\$54,450	\$98,574	\$98,574
2024	\$44,124	\$54,450	\$98,574	\$98,574
2023	\$42,550	\$54,450	\$97,000	\$97,000
2022	\$39,508	\$36,300	\$75,808	\$75,808
2021	\$36,932	\$28,000	\$64,932	\$64,932
2020	\$50,051	\$28,000	\$78,051	\$78,051

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.