



**Address:** [2275 TRUE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 28330-13-31R  
**Subdivision:** NORTH BEVERLY HILLS ESTATES  
**Neighborhood Code:** 2C030F

**Latitude:** 32.7945167602  
**Longitude:** -97.3896482955  
**TAD Map:** 2030-408  
**MAPSCO:** TAR-061F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** NORTH BEVERLY HILLS  
ESTATES Block 13 Lot 31R

**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)

**Site Number:** 01884166

**Site Name:** NORTH BEVERLY HILLS ESTATES-13-31R

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 868

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,276

**Land Acres<sup>\*</sup>:** 0.1440

**Pool:** N

**State Code:** A

**Year Built:** 1955

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$156,894

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

<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:**

MOSHTAGH ALICIA J

**Primary Owner Address:**

2275 TRUE AVE  
FORT WORTH, TX 76114-1942

**Deed Date:** 2/27/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219037787](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GAMES ERIK JOEL IVAN	7/18/2014	<a href="#">D214156003</a>	0000000	0000000
CISNEROS ERICA	12/13/2013	<a href="#">D213314685</a>	0000000	0000000
LONGHORN REAL ESTATE INV INC	5/7/2013	<a href="#">D213115229</a>	0000000	0000000
CARDENAS HUGO	11/19/2010	<a href="#">D210306639</a>	0000000	0000000
LONGHORN REAL ESTATE INV INC	8/10/2010	<a href="#">D210200047</a>	0000000	0000000
POOL TAMMY	3/23/2009	<a href="#">D209081159</a>	0000000	0000000
LONGHORN REAL ESTATE INV INC	7/21/2005	<a href="#">D205265200</a>	0000000	0000000
KOLAR MICHAEL D;KOLAR RENEE R	7/14/1994	00116570001616	0011657	0001616
OSBURN WILLIS R	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	\$119,238	\$37,656	\$156,894	\$156,894
2024	\$119,238	\$37,656	\$156,894	\$152,015
2023	\$100,539	\$37,656	\$138,195	\$138,195
2022	\$94,059	\$25,104	\$119,163	\$119,163
2021	\$94,010	\$17,000	\$111,010	\$111,010
2020	\$86,653	\$17,000	\$103,653	\$103,653

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.