

Tarrant Appraisal District

Property Information | PDF Account Number: 01884182

 Address: 2301 TRUE AVE
 Latitude: 32.7948438064

 City: FORT WORTH
 Longitude: -97.3896396236

**Georeference:** 28330-13-33R **TAD Map:** 2030-408

Subdivision: NORTH BEVERLY HILLS ESTATES MAPSCO: TAR-061F

Neighborhood Code: 2C030F

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

## PROPERTY DATA

Legal Description: NORTH BEVERLY HILLS

**ESTATES Block 13 Lot 33R** 

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 01884182

TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
Site Name: NORTH BEVERLY HILLS ESTATES-13-33R

TARRANT COUNTY HOSPITAL (224) Site Class: A1 - Residential - Single Family

TARRANT COUNTY COLLEGE (225) Parcels: 1

CASTLEBERRY ISD (917)

Approximate Size +++: 1,216

State Code: A Percent Complete: 100%

Year Built: 1955 Land Sqft\*: 7,491
Personal Property Account: N/A Land Acres\*: 0.1719

Agent: TEXAS TAX PROTEST (05909) Pool: N

Protest Deadline Date: 5/24/2024

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

TRUE DFW HOMES-1 LLC **Primary Owner Address:**1024 BAYSIDE DR SUITE 205
NEWPORT BEACH, CA 92660

Deed Date: 5/31/2022

Deed Volume: Deed Page:

Instrument: D222158146

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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 |
|------------------------------|------------|----------------|-------------|-----------|
| TRUE DFW2015-I HOMES LLC     | 9/8/2015   | D218284391-CWD |             |           |
| TI LONG TERM HOLDINGS LLC    | 2/4/2014   | D214023124     | 0000000     | 0000000   |
| ORTEGA JOSE A                | 10/23/2012 | D212270514     | 0000000     | 0000000   |
| BAYVIEW LOAN SERVICING LLC   | 2/7/2012   | D212042654     | 0000000     | 0000000   |
| RODARTE DALILA               | 3/9/2007   | D207191028     | 0000000     | 0000000   |
| LAYING ON THE BEACH INC      | 11/15/2006 | D206361653     | 0000000     | 0000000   |
| SECRETARY OF HUD             | 7/22/2005  | D205255405     | 0000000     | 0000000   |
| AMERICAN HOME MTG SERV INC   | 12/7/2004  | D204383263     | 0000000     | 0000000   |
| SOTO LEOPOLDO CABELLO        | 12/12/1997 | 00130160000555 | 0013016     | 0000555   |
| BUD STARNES & ASSOCIATES INC | 7/21/1997  | 00128750000279 | 0012875     | 0000279   |
| GREEN SEAN L;GREEN TAMMY     | 3/26/1993  | 00109940000879 | 0010994     | 0000879   |
| WOOD LEWIS E                 | 12/31/1900 | 00000000000000 | 0000000     | 0000000   |

## **VALUES**

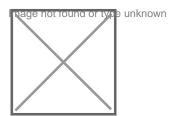
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$133,815          | \$44,946    | \$178,761    | \$178,761        |
| 2024 | \$133,815          | \$44,946    | \$178,761    | \$178,761        |
| 2023 | \$107,054          | \$44,946    | \$152,000    | \$152,000        |
| 2022 | \$110,148          | \$29,964    | \$140,112    | \$140,112        |
| 2021 | \$88,957           | \$17,000    | \$105,957    | \$105,957        |
| 2020 | \$88,957           | \$17,000    | \$105,957    | \$105,957        |

Pending indicates that the property record has not yet been completed for the indicated tax year.

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<sup>+</sup> 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.

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