



Address: [2309 TRUE AVE](#)
City: FORT WORTH
Georeference: 28330-13-35R
Subdivision: NORTH BEVERLY HILLS ESTATES
Neighborhood Code: 2C030F

Latitude: 32.7951791586
Longitude: -97.3896310475
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 35R

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: 01884204

Site Name: NORTH BEVERLY HILLS ESTATES-13-35R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++ : 816

Percent Complete: 100%

Land Sqft* : 7,170

Land Acres* : 0.1646

Pool: N

State Code: A

Year Built: 1955

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$165,449

Protest Deadline Date: 5/24/2024

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

DENIZ SEYDA

Primary Owner Address:

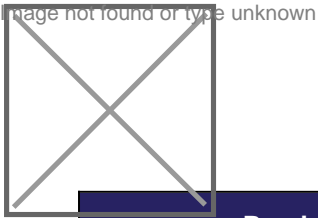
2309 TRUE AVE
FORT WORTH, TX 76114-1777

Deed Date: 6/8/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212249856](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| RAMIREZ RAUL;RAMIREZ SEYDA DENIZ | 7/27/2007 | D207277286 | 0000000 | 0000000 |
| SCHLEENVOIGHT CAROLE V WIEL | 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 | \$122,429 | \$43,020 | \$165,449 | \$108,419 |
| 2024 | \$122,429 | \$43,020 | \$165,449 | \$98,563 |
| 2023 | \$104,505 | \$43,020 | \$147,525 | \$89,603 |
| 2022 | \$98,338 | \$28,680 | \$127,018 | \$81,457 |
| 2021 | \$98,360 | \$17,000 | \$115,360 | \$74,052 |
| 2020 | \$90,662 | \$17,000 | \$107,662 | \$67,320 |

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.