



**Address:** [2562 BEVERLY AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36920-10-17  
**Subdivision:** RYAN SOUTHEAST ADDITION  
**Neighborhood Code:** 1H080A

**Latitude:** 32.7158972746  
**Longitude:** -97.3099695169  
**TAD Map:** 2054-380  
**MAPSCO:** TAR-077U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RYAN SOUTHEAST ADDITION  
Block 10 Lot 17

**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:** 1961

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$110,899

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

**Site Number:** 02609231

**Site Name:** RYAN SOUTHEAST ADDITION-10-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,128

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**Pool:** N

<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:**

BATIE CATHERINE M

**Primary Owner Address:**

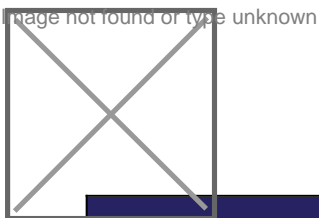
2562 BEVERLY AVE  
FORT WORTH, TX 76104

**Deed Date:** 12/28/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221017079](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRICE EST BESSIE L	4/5/2011	<a href="#">D211080200</a>	0000000	0000000
MILES CHRISTOPHER	4/4/2011	<a href="#">D211080199</a>	0000000	0000000
WILLIAMS BENNY L EST	9/21/1977	00116130001203	0011613	0001203
WILLIAMS ALICE M;WILLIAMS BENNY L	12/31/1900	00059400000488	0005940	0000488

## 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	\$92,899	\$18,000	\$110,899	\$104,839
2024	\$92,899	\$18,000	\$110,899	\$95,308
2023	\$91,580	\$18,000	\$109,580	\$86,644
2022	\$76,422	\$5,000	\$81,422	\$78,767
2021	\$66,606	\$5,000	\$71,606	\$71,606
2020	\$65,832	\$5,000	\$70,832	\$70,832

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.