



**Address:** [2312 BEAUMONT ST](#)  
**City:** FORT WORTH  
**Georeference:** 36960-11-24  
**Subdivision:** SABINE PLACE ADDITION  
**Neighborhood Code:** 2M200E

**Latitude:** 32.8141065009  
**Longitude:** -97.3275295999  
**TAD Map:** 2048-416  
**MAPSCO:** TAR-049S



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** SABINE PLACE ADDITION  
Block 11 Lot 24

**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:** 1959  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02629461  
**Site Name:** SABINE PLACE ADDITION-11-24  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,228  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,655  
**Land Acres<sup>\*</sup>:** 0.1527  
**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:**  
MUNOZ SEBASTIAN  
MUNOZ ELOISA  
**Primary Owner Address:**  
3725 OSCAR AVE  
FORT WORTH, TX 76106-4038

**Deed Date:** 4/14/1994  
**Deed Volume:** 0011545  
**Deed Page:** 0000535  
**Instrument:** 00115450000535

| Previous Owners | Date      | Instrument     | Deed Volume | Deed Page |
|-----------------|-----------|----------------|-------------|-----------|
| CLARK LLOYD M   | 9/28/1983 | 00076270000094 | 0007627     | 0000094   |



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 | \$123,415          | \$46,585    | \$170,000    | \$170,000                    |
| 2024 | \$123,415          | \$46,585    | \$170,000    | \$170,000                    |
| 2023 | \$131,725          | \$33,275    | \$165,000    | \$165,000                    |
| 2022 | \$153,645          | \$12,000    | \$165,645    | \$165,645                    |
| 2021 | \$82,999           | \$12,000    | \$94,999     | \$94,999                     |
| 2020 | \$82,999           | \$12,000    | \$94,999     | \$94,999                     |

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.