



**Address:** [1012 SYCAMORE TERR](#)  
**City:** FORT WORTH  
**Georeference:** 37790-10-16  
**Subdivision:** SEIBOLD ADDITION  
**Neighborhood Code:** 1H080A

**Latitude:** 32.733570197  
**Longitude:** -97.2977628267  
**TAD Map:** 2060-388  
**MAPSCO:** TAR-077M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SEIBOLD ADDITION Block 10  
Lot 16

**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:** 1947

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$87,602

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

**Site Number:** 02697270

**Site Name:** SEIBOLD ADDITION-10-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 955

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**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:**

JESUS RUIZ AND MARIA PATRICIA RUIZ LIVING TRUST

**Primary Owner Address:**

2340 W AVENUE 31  
LOS ANGELES, CA 90065

**Deed Date:** 6/8/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224122029](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUIZ JESUS;RUIZ MARIA PATRICIA	11/9/2018	<a href="#">D218250269</a>		
SANCHEZ MARIO RUIZ	1/19/2011	<a href="#">D211016115</a>	0000000	0000000
NPOT PARTNERS I LP	10/6/2009	<a href="#">D209281769</a>	0000000	0000000
CANADY HUBERT	9/2/2006	<a href="#">D206275411</a>	0000000	0000000
DIMENSION OF POWER TRUST	9/1/2006	<a href="#">D206275410</a>	0000000	0000000
CAL MAT PROPERTIES INC	8/31/2006	<a href="#">D206275409</a>	0000000	0000000
SIMMS SERTILLA	12/31/1900	0000000000000000	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	\$61,250	\$18,750	\$80,000	\$80,000
2024	\$68,852	\$18,750	\$87,602	\$87,602
2023	\$67,966	\$18,750	\$86,716	\$86,716
2022	\$53,517	\$5,000	\$58,517	\$58,517
2021	\$19,039	\$5,000	\$24,039	\$24,039
2020	\$23,945	\$5,000	\$28,945	\$28,945

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.