



Address: [312 SARGENT ST](#)
City: FORT WORTH
Georeference: 44012-A1-5
Subdivision: TURNER SUBDIVISION BEACON HILL
Neighborhood Code: 1H040J

Latitude: 32.7400861986
Longitude: -97.2639879672
TAD Map: 2072-388
MAPSCO: TAR-078H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TURNER SUBDIVISION
BEACON HILL Block A1 Lot 5

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: 1950
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$179,068
Protest Deadline Date: 5/24/2024

Site Number: 03196038
Site Name: TURNER SUBDIVISION BEACON HILL-A1-5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,328
Percent Complete: 100%
Land Sqft^{*}: 3,150
Land Acres^{*}: 0.0723
Pool: N

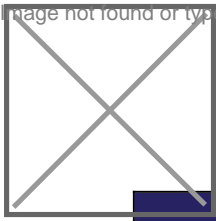
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
MUNOZ EFRAIN
MUNOZ ANGELICA S
Primary Owner Address:
720 S HUGHES AVE
FORT WORTH, TX 76103-3721

Deed Date: 10/4/2010
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D210245566](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARRINGTON CHARLES DAVID	7/11/1995	00120290002346	0012029	0002346
BEACH FAY EST	8/20/1992	00107500001303	0010750	0001303
GIPSON ROBERT L	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	\$169,618	\$9,450	\$179,068	\$179,068
2024	\$169,618	\$9,450	\$179,068	\$165,812
2023	\$128,727	\$9,450	\$138,177	\$138,177
2022	\$132,906	\$5,000	\$137,906	\$137,906
2021	\$82,000	\$5,000	\$87,000	\$87,000
2020	\$82,000	\$5,000	\$87,000	\$87,000

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.