



**Address:** [405 FORBY AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44012-2-12  
**Subdivision:** TURNER SUBDIVISION BEACON HILL  
**Neighborhood Code:** 1H040J

**Latitude:** 32.7397788335  
**Longitude:** -97.2698536202  
**TAD Map:** 2066-388  
**MAPSCO:** TAR-078G



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 2 Lot 12

**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)

**Site Number:** 03196364

**Site Name:** TURNER SUBDIVISION BEACON HILL-2-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 660

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,000

**Land Acres<sup>\*</sup>:** 0.1147

**Pool:** N

**State Code:** A

**Year Built:** 1954

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$117,509

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

<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:**

CASORIA JOSEPH R

**Primary Owner Address:**

405 FORBY AVE  
FORT WORTH, TX 76103

**Deed Date:** 5/10/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224083448](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STONESELECT LLC	11/20/2023	<a href="#">D223208529</a>		
GIBBONS TERRY W	9/19/1989	00097670000987	0009767	0000987
SECRETARY OF HUD	9/9/1987	00090720000777	0009072	0000777
TEXAS AMERICAN BANK F W	9/1/1987	00090530002342	0009053	0002342
DRENNON GERALD DAVE	8/8/1986	00086440002151	0008644	0002151
JOHNSON JOHNNIE	12/31/1900	00000000000000	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	\$102,509	\$15,000	\$117,509	\$117,509
2024	\$102,509	\$15,000	\$117,509	\$117,509
2023	\$75,000	\$15,000	\$90,000	\$90,000
2022	\$71,500	\$3,500	\$75,000	\$75,000
2021	\$44,500	\$3,500	\$48,000	\$48,000
2020	\$44,500	\$3,500	\$48,000	\$48,000

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

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 100 PCT 11.131 - T&P

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.