



Address: [4060 MOUNT VERNON AVE](#)
City: FORT WORTH
Georeference: 44012-9-8
Subdivision: TURNER SUBDIVISION BEACON HILL
Neighborhood Code: 1H040P

Latitude: 32.7417568419
Longitude: -97.2645076638
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 9 Lot 8

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: 03197603

Site Name: TURNER SUBDIVISION BEACON HILL-9-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,128

Percent Complete: 100%

Land Sqft^{*}: 7,500

Land Acres^{*}: 0.1721

Pool: N

State Code: A

Year Built: 1940

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$198,402

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

ROSSER LARRI ANN

Primary Owner Address:

4060 MT VERNON AVE
FORT WORTH, TX 76103-2933

Deed Date: 10/15/1990

Deed Volume: 0010077

Deed Page: 0001273

Instrument: 00100770001273



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PAGE KELLY	8/8/1990	00100090001114	0010009	0001114
BUTTS W G	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	\$175,902	\$22,500	\$198,402	\$115,163
2024	\$175,902	\$22,500	\$198,402	\$104,694
2023	\$157,040	\$22,500	\$179,540	\$95,176
2022	\$151,731	\$7,000	\$158,731	\$86,524
2021	\$102,117	\$7,000	\$109,117	\$78,658
2020	\$94,125	\$7,000	\$101,125	\$71,507

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.