



Address: [3513 BINYON ST](#)
City: FORT WORTH
Georeference: 47165-6-7
Subdivision: WILSHIRE ADDITION
Neighborhood Code: 4S121B

Latitude: 32.6787567797
Longitude: -97.3681027572
TAD Map: 2036-368
MAPSCO: TAR-090J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WILSHIRE ADDITION Block 6
Lot 7

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: 1952

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 03545202

Site Name: WILSHIRE ADDITION-6-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 977

Percent Complete: 100%

Land Sqft^{*}: 8,260

Land Acres^{*}: 0.1896

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:

RUIZ REMBERTO

Primary Owner Address:

4159 SARASOTA SPRINGS CT
FORT WORTH, TX 76123

Deed Date: 5/3/2002

Deed Volume: 0015663

Deed Page: 0000356

Instrument: 00156630000356

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANN SCOTT ALLEN	10/22/1997	00129680000535	0012968	0000535
WANG ALLANA;WANG MERLE	7/12/1990	00129680000534	0012968	0000534
WANG MARY ELIZABETH EST	12/31/1987	00091620001904	0009162	0001904
WANG M E;WANG TERRY B MANN	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 ⁺
2025	\$149,127	\$35,000	\$184,127	\$184,127
2024	\$149,127	\$35,000	\$184,127	\$184,127
2023	\$150,458	\$35,000	\$185,458	\$185,458
2022	\$117,470	\$35,000	\$152,470	\$126,083
2021	\$101,426	\$35,000	\$136,426	\$114,621
2020	\$93,489	\$35,000	\$128,489	\$104,201

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.