



**Address:** [3312 BINYON ST](#)  
**City:** FORT WORTH  
**Georeference:** 47165-8-12  
**Subdivision:** WILSHIRE ADDITION  
**Neighborhood Code:** 4S121B

**Latitude:** 32.6791988186  
**Longitude:** -97.3643236918  
**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 8  
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)

**State Code:** A

**Year Built:** 1953

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$211,109

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

**Site Number:** 03545628

**Site Name:** WILSHIRE ADDITION-8-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,337

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,104

**Land Acres<sup>\*</sup>:** 0.1630

**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:**

LOZANO AVELAR ALEXIS GUADALUPE  
RUIZ MARTHA AVELAR  
DURAN J GUADALUPE LOZANO

**Primary Owner Address:**

3312 BINYON ST  
FORT WORTH, TX 76133

**Deed Date:** 11/21/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224224145](#)

| Previous Owners                        | Date       | Instrument                 | Deed Volume | Deed Page |
|--|------------|----------------------------|-------------|-----------|
| SFR RS OWNER LP                        | 6/13/2024  | <a href="#">D224107430</a> |             |           |
| STAR 2021-SFR2 BORROWER LP             | 12/14/2021 | <a href="#">D221365606</a> |             |           |
| RS DALLAS OWNER LP                     | 1/6/2021   | <a href="#">D221028039</a> |             |           |
| ADAME PROPERTY INV LLC                 | 3/8/2017   | <a href="#">D217055611</a> |             |           |
| HEB HOMES LLC                          | 3/8/2017   | <a href="#">D217053840</a> |             |           |
| VONBEHRENS R L SMITH;VONBEHRENS ROBERT | 2/27/2014  | <a href="#">D214043772</a> | 0000000     | 0000000   |
| VON BEHRENS BOBBY DEAN                 | 5/14/2006  | 0000000000000000           | 0000000     | 0000000   |
| VON BEHRENS BOBBY;VON BEHRENS JUANIT   | 12/31/1900 | 00060740000601             | 0006074     | 0000601   |

## 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 | \$176,109          | \$35,000    | \$211,109    | \$211,109                    |
| 2024 | \$176,109          | \$35,000    | \$211,109    | \$211,109                    |
| 2023 | \$178,622          | \$35,000    | \$213,622    | \$213,622                    |
| 2022 | \$140,976          | \$35,000    | \$175,976    | \$175,976                    |
| 2021 | \$121,255          | \$35,000    | \$156,255    | \$156,255                    |
| 2020 | \$111,765          | \$35,000    | \$146,765    | \$146,765                    |

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.