



Address: [3254 BINYON ST](#)
City: FORT WORTH
Georeference: 47165-8-17
Subdivision: WILSHIRE ADDITION
Neighborhood Code: 4S121B

Latitude: 32.6791572525
Longitude: -97.3631607886
TAD Map: 2042-368
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 17

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 03545679

Site Name: WILSHIRE ADDITION-8-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,466

Percent Complete: 100%

Land Sqft^{*}: 8,400

Land Acres^{*}: 0.1928

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:

ASH OLIVIA

Primary Owner Address:

3254 BINYON AVE
FORT WORTH, TX 76133

Deed Date: 1/19/2022

Deed Volume:

Deed Page:

Instrument: [D222019487](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--|------------|----------------------------|-------------|-----------|
| HUDSPETH SARAH BETH;STEVENS KENNETH JUSTIN | 10/29/2018 | D218243161 | | |
| ACKERMAN BOBETTE | 5/8/2018 | D218124809 | | |
| BEESINGER INC | 4/19/2018 | D218084310 | | |
| PRUETT JACKIE LOUISE | 6/16/1999 | 00138670000177 | 0013867 | 0000177 |
| JOYNER JACKIE LOUISE | 5/20/1996 | 00123730001899 | 0012373 | 0001899 |
| JOYNER WILLIS M | 12/31/1900 | 0000000000000000 | 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 | \$203,328 | \$35,000 | \$238,328 | \$238,328 |
| 2024 | \$203,328 | \$35,000 | \$238,328 | \$238,328 |
| 2023 | \$221,750 | \$35,000 | \$256,750 | \$256,750 |
| 2022 | \$186,445 | \$35,000 | \$221,445 | \$214,496 |
| 2021 | \$159,996 | \$35,000 | \$194,996 | \$194,996 |
| 2020 | \$152,923 | \$35,000 | \$187,923 | \$186,691 |

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.