



Tarrant Appraisal District Property Information | PDF Account Number: 03547191

Address: 2912 BINYON ST

City: FORT WORTH Georeference: 47165-14-1 Subdivision: WILSHIRE ADDITION Neighborhood Code: 4S121B

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

PROPERTY DATA

Legal Description: WILSHIRE ADDITION Block 14 Lot 1 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: \$202.972 Protest Deadline Date: 5/24/2024

Latitude: 32.6786601301 Longitude: -97.3595755835 TAD Map: 2042-368 MAPSCO: TAR-090J



Site Number: 03547191 Site Name: WILSHIRE ADDITION-14-1 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,195 Percent Complete: 100% Land Sqft^{*}: 7,259 Land Acres^{*}: 0.1666 Pool: N

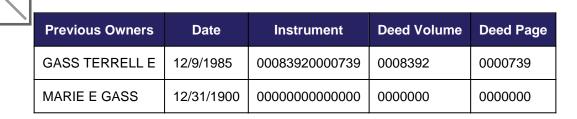
+++ Rounded.

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

OWNER INFORMATION

Current Owner: CERNA LORENA D

Primary Owner Address: 2912 BINYON AVE FORT WORTH, TX 76133-1547 Deed Date: 8/6/2010 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D210193726 mage not round or type unknown



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$167,972	\$35,000	\$202,972	\$78,461
2024	\$167,972	\$35,000	\$202,972	\$71,328
2023	\$169,472	\$35,000	\$204,472	\$64,844
2022	\$131,924	\$35,000	\$166,924	\$58,949
2021	\$113,656	\$35,000	\$148,656	\$53,590
2020	\$104,761	\$35,000	\$139,761	\$48,718

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.