



**Address:** [2800 BINYON ST](#)  
**City:** FORT WORTH  
**Georeference:** 47165-14-10  
**Subdivision:** WILSHIRE ADDITION  
**Neighborhood Code:** 4S121B

**Latitude:** 32.678609954  
**Longitude:** -97.357830284  
**TAD Map:** 2042-368  
**MAPSCO:** TAR-090K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WILSHIRE ADDITION Block 14  
Lot 10

**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:** \$196,327

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

**Site Number:** 03547299

**Site Name:** WILSHIRE ADDITION-14-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,112

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,500

**Land Acres<sup>\*</sup>:** 0.1721

**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:**

GUZMAN ANTONIO M  
GUZMAN GILMA

**Primary Owner Address:**

2800 BINYON AVE  
FORT WORTH, TX 76133-1545

**Deed Date:** 12/21/1998

**Deed Volume:** 0013596

**Deed Page:** 0000249

**Instrument:** 00135960000249



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARKER JOAN K	10/27/1997	00129550000124	0012955	0000124
PUTMAN JEAN F	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 <sup>+</sup>
2025	\$161,327	\$35,000	\$196,327	\$184,933
2024	\$161,327	\$35,000	\$196,327	\$168,121
2023	\$162,767	\$35,000	\$197,767	\$152,837
2022	\$109,500	\$35,000	\$144,500	\$138,943
2021	\$109,523	\$35,000	\$144,523	\$126,312
2020	\$100,952	\$35,000	\$135,952	\$114,829

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.