



**Address:** [3109 BINYON ST](#)  
**City:** FORT WORTH  
**Georeference:** 47165-19-6  
**Subdivision:** WILSHIRE ADDITION  
**Neighborhood Code:** 4S121B

**Latitude:** 32.6786311444  
**Longitude:** -97.3613845347  
**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 19  
Lot 6

**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:** 1954

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$207,619

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

**Site Number:** 03548295

**Site Name:** WILSHIRE ADDITION Block 19 Lot 6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,323

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,280

**Land Acres<sup>\*</sup>:** 0.1900

**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:**

PEREZ JUDY A

**Primary Owner Address:**

3109 BINYON ST  
FORT WORTH, TX 76133-1550

**Deed Date:** 1/1/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D197132708](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEREZ JUDY A;PEREZ T L MARTINEZ	7/17/1997	00128440000358	0012844	0000358
WEST ALVARETTA	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 <sup>+</sup>
2025	\$172,619	\$35,000	\$207,619	\$207,619
2024	\$172,619	\$35,000	\$207,619	\$193,977
2023	\$174,161	\$35,000	\$209,161	\$176,343
2022	\$66,910	\$17,500	\$84,410	\$75,902
2021	\$57,079	\$17,500	\$74,579	\$69,002
2020	\$105,223	\$35,000	\$140,223	\$125,459

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)
- HOMESTEAD DISABLED PERSON 11.13 (c )

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.