



**Address:** [3900 MOUNT VERNON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44012-12-8  
**Subdivision:** TURNER SUBDIVISION BEACON HILL  
**Neighborhood Code:** M1F01A

**Latitude:** 32.7417981281  
**Longitude:** -97.2674428898  
**TAD Map:** 2066-388  
**MAPSCO:** TAR-078H



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** TURNER SUBDIVISION  
BEACON HILL Block 12 Lot 8 LESS PORTION WITH  
EXEMPTION (50% OF VALUE)

**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:** B  
**Year Built:** 1951  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03197794  
**Site Name:** TURNER SUBDIVISION BEACON HILL-12-8-E1  
**Site Class:** B - Residential - Multifamily  
**Parcels:** 2  
**Approximate Size<sup>+++</sup>:** 1,512  
**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:**  
RUIZ SEGUNDO  
RUIZ ROBERTHA  
**Primary Owner Address:**  
2725 PURINGTON AVE  
FORT WORTH, TX 76103

**Deed Date:** 2/28/1997  
**Deed Volume:** 0012688  
**Deed Page:** 0000634  
**Instrument:** 00126880000634

**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	\$81,750	\$11,250	\$93,000	\$93,000
2024	\$91,465	\$11,250	\$102,715	\$102,715
2023	\$83,750	\$11,250	\$95,000	\$95,000
2022	\$67,654	\$3,500	\$71,154	\$71,154
2021	\$63,718	\$3,500	\$67,218	\$67,218
2020	\$20,664	\$3,500	\$24,164	\$24,164

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.