

## LOCATION

**Address:** [2271 TRUE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 28330-13-30R  
**Subdivision:** NORTH BEVERLY HILLS ESTATES  
**Neighborhood Code:** 2C030F

**Latitude:** 32.7943472143  
**Longitude:** -97.389651745  
**TAD Map:** 2030-408  
**MAPSCO:** TAR-061F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** NORTH BEVERLY HILLS  
 ESTATES Block 13 Lot 30R

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CASTLEBERRY ISD (917)

**Site Number:** 01884158  
**Site Name:** NORTH BEVERLY HILLS ESTATES-13-30R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,200  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,528  
**Land Acres<sup>\*</sup>:** 0.1728  
**Pool:** N

**State Code:** A  
**Year Built:** 1955  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/15/2025

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**

GAUCIN FEDERICO EST  
 GAUCIN YANET A

**Primary Owner Address:**  
 716 HINSHAW DR  
 SPRINGDALE, AR 72762

**Deed Date:** 7/28/2000  
**Deed Volume:** 0014450  
**Deed Page:** 0000480  
**Instrument:** 00144500000480

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARCIA MARY HELEN	7/31/1994	00000000000000	0000000	0000000
GARCIA JOE L;GARCIA MARY HELEN	10/30/1961	00036180000464	0003618	0000464

## VALUES

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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	\$0	\$0	\$0	\$0
2024	\$121,832	\$45,168	\$167,000	\$167,000
2023	\$131,160	\$45,168	\$176,328	\$176,328
2022	\$123,203	\$30,112	\$153,315	\$102,309
2021	\$123,203	\$17,000	\$140,203	\$93,008
2020	\$113,560	\$17,000	\$130,560	\$84,553

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

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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.