



LOCATION

Address: [3925 ROYAL CREST DR](#)
City: FORT WORTH
Georeference: 36680-1-42
Subdivision: ROYAL CREST ADDITION
Neighborhood Code: 1E010B

Latitude: 32.6399464997
Longitude: -97.2616609006
TAD Map: 2072-352
MAPSCO: TAR-106H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ROYAL CREST ADDITION Block
1 Lot 42

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EVERMAN ISD (904)

State Code: A

Year Built: 1979

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02568241

Site Name: ROYAL CREST ADDITION-1-42

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,286

Percent Complete: 100%

Land Sqft^{*}: 17,635

Land Acres^{*}: 0.4048

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:

BESERRA HUMBERTO
BESERRA MARIA

Primary Owner Address:

5408 COUNTY RD 707
ALVARADO, TX 76009

Deed Date: 1/11/2002

Deed Volume: 0015405

Deed Page: 0000282

Instrument: 00154050000282

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORTGAGE ELECTRONIC REG SYS	9/4/2001	00151310000181	0015131	0000181
PENNINGTON FRED L	12/22/2000	00146720000491	0014672	0000491
DAVIDSON SCOTT INTEREST INC	12/20/2000	00146620000537	0014662	0000537
SEC OF HUD	6/28/2000	00144130000183	0014413	0000183
CHASE MANHATTAN MORTGAGE CORP	3/7/2000	00142530000083	0014253	0000083
JACKSON CECIL L	1/26/1996	00122510000030	0012251	0000030
LAWRENCE CECILE FAY	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$155,954	\$52,635	\$208,589	\$208,589
2023	\$151,938	\$30,000	\$181,938	\$181,938
2022	\$135,768	\$10,000	\$145,768	\$145,768
2021	\$133,563	\$10,000	\$143,563	\$143,563
2020	\$124,112	\$10,000	\$134,112	\$98,402

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.