



Address: [3404 BIRD ST](#)
City: FORT WORTH
Georeference: 4000-3-2
Subdivision: BROWN, M E SUBDIVISION
Neighborhood Code: 3H050I

Latitude: 32.7770949271
Longitude: -97.2981582153
TAD Map: 2060-400
MAPSCO: TAR-063R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BROWN, M E SUBDIVISION
Block 3 Lot 2

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: 1946

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$238,703

Protest Deadline Date: 5/24/2024

Site Number: 00325007

Site Name: BROWN, M E SUBDIVISION-3-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,502

Percent Complete: 100%

Land Sqft ^{*}: 7,900

Land Acres ^{*}: 0.1813

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:

PEREZ MANUEL

PEREZ ROSA

Primary Owner Address:

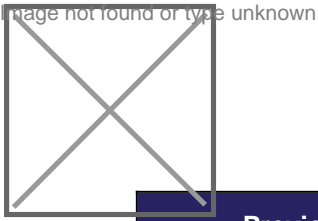
3404 BIRD ST
FORT WORTH, TX 76111-4810

Deed Date: 12/9/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210306235](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOHANNON NORMA JEAN EST	10/5/1993	000000000000000	0000000	0000000
BOHANNAN CLYDE L	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 ⁺
2025	\$199,203	\$39,500	\$238,703	\$157,441
2024	\$199,203	\$39,500	\$238,703	\$143,128
2023	\$177,878	\$39,500	\$217,378	\$130,116
2022	\$158,783	\$27,650	\$186,433	\$118,287
2021	\$125,000	\$10,000	\$135,000	\$107,534
2020	\$125,000	\$10,000	\$135,000	\$97,758

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.