



Address: [2800 BURCHILL RD S](#)
City: FORT WORTH
Georeference: 4320-12-11
Subdivision: BURCH-HILL ADDITION 2ND FILING
Neighborhood Code: 1H040N

Latitude: 32.7197108366
Longitude: -97.2853329067
TAD Map: 2066-380
MAPSCO: TAR-078P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BURCH-HILL ADDITION 2ND
FILING Block 12 Lot 11

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: 1949

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 00378186

Site Name: BURCHILL ADDITION 2ND FILING-12-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,258

Percent Complete: 100%

Land Sqft^{*}: 7,000

Land Acres^{*}: 0.1606

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:

CAVADIAN PROPERTIES LLC

Primary Owner Address:

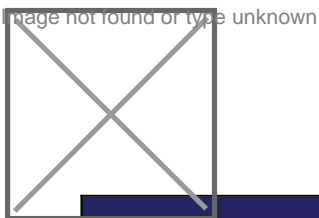
7929 BROOKRIVER DR #350
DALLAS, TX 75247

Deed Date: 9/22/2022

Deed Volume:

Deed Page:

Instrument: [D222235729](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JONES TRACY L	3/7/1994	00115520000527	0011552	0000527
APARICIO HECTOR G;APARICIO TRACY	2/28/1992	00105890002369	0010589	0002369
THIBODEAU RAY	2/27/1992	00105890002374	0010589	0002374
DIVES DORA	2/8/1990	00098370002309	0009837	0002309
THIBODEAU RAY	7/12/1989	00096460001395	0009646	0001395
L C R INVESTMENTS INC	5/19/1986	00085510001949	0008551	0001949
CONTINENTAL ENTERPRISES	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	\$208,541	\$21,000	\$229,541	\$229,541
2024	\$232,218	\$21,000	\$253,218	\$253,218
2023	\$199,894	\$21,000	\$220,894	\$220,894
2022	\$222,121	\$5,000	\$227,121	\$130,106
2021	\$208,176	\$5,000	\$213,176	\$118,278
2020	\$168,869	\$5,000	\$173,869	\$107,525

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.