



Address: [7816 SONGBIRD LN](#)
City: FORT WORTH
Georeference: 25580-11-10
Subdivision: MEADOWS ADDITION, THE-FT WORTH
Neighborhood Code: 4S001B

Latitude: 32.6287321544
Longitude: -97.392908317
TAD Map: 2030-348
MAPSCO: TAR-103K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MEADOWS ADDITION, THE-FT WORTH Block 11 Lot 10

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)

Site Number: 03113248
Site Name: MEADOWS ADDITION, THE-FT WORTH-11-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,910
Percent Complete: 100%
Land Sqft^{*}: 9,890
Land Acres^{*}: 0.2270
Pool: N

State Code: A

Year Built: 1979

Personal Property Account: N/A

Agent: TAX RECOURSE LLC (00984)

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

BAF ASSETS LLC

Primary Owner Address:

5001 PLAZA ON THE LAKE SUITE 200
AUSTIN, TX 78746

Deed Date: 6/18/2020

Deed Volume:

Deed Page:

Instrument: [D220144051](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
US SFE ASSET COMPANY 3 LLC	2/19/2016	D216070054		
JEFF 1 LLC	10/31/2014	D214241474		
ENRIQUES ARTURO;ENRIQUES S	7/14/2005	D205209966	0000000	0000000
JONES WILL J	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	\$212,000	\$50,000	\$262,000	\$262,000
2024	\$223,000	\$50,000	\$273,000	\$273,000
2023	\$220,000	\$50,000	\$270,000	\$270,000
2022	\$187,000	\$40,000	\$227,000	\$227,000
2021	\$168,342	\$40,000	\$208,342	\$208,342
2020	\$136,240	\$40,000	\$176,240	\$176,240

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.