

Tarrant Appraisal District

Property Information | PDF

Account Number: 03113256

Latitude: 32.6285380234

TAD Map: 2030-348 MAPSCO: TAR-103K

Longitude: -97.3930288781

Address: 7820 SONGBIRD LN

City: FORT WORTH

Georeference: 25580-11-11

Subdivision: MEADOWS ADDITION, THE-FT WORTH

Neighborhood Code: 4S001B

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

PROPERTY DATA

Legal Description: MEADOWS ADDITION, THE-FT

WORTH Block 11 Lot 11

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 03113256

TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) Site Name: MEADOWS ADDITION, THE-FT WORTH-11-11

Site Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905) Approximate Size+++: 1,691 State Code: A Percent Complete: 100%

Year Built: 1983 **Land Sqft***: 9,625 Personal Property Account: N/A Land Acres*: 0.2209

Agent: None Pool: N

Notice Sent Date: 4/15/2025 **Notice Value: \$277.215**

Protest Deadline Date: 5/24/2024

+++ Rounded.

OWNER INFORMATION

Current Owner: SALDIVAR LOURDES **Primary Owner Address:** 7820 SONGBIRD LN

FORT WORTH, TX 76133-7454

Deed Date: 12/1/2010 Deed Volume: 0000000 **Deed Page: 0000000 Instrument: D210322429**

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VILLAVICENCIO REYNALDO	9/7/2010	D210225070	0000000	0000000
SKA PROPERTIES LLC	9/3/2010	D210219195	0000000	0000000
WELLS FARGO BANK N A	9/1/2009	D209239759	0000000	0000000
FUENTEZ JOSE A	4/18/2006	D206116748	0000000	0000000
SECRETARY OF HUD	12/12/2005	D206013951	0000000	0000000
MORTGAGE ELECTRONIC REG SYSTEM	12/6/2005	D206367676	0000000	0000000
PRUITT DOUGLAS;PRUITT MABLE	4/10/2001	00148270000201	0014827	0000201
PRUITT DOUGLAS A	12/20/2000	00146680000077	0014668	0000077
CENDANT MOBILITY SERVICES CORP	8/22/2000	00144920000122	0014492	0000122
LYLE DEBORAH G;LYLE ROBT J	8/30/1983	00076000001394	0007600	0001394
PUSTEJOVSKY HOMES INC	1/1/1901	00000000000000	0000000	0000000
CANDLERIDGE DEV CORP	12/31/1900	00000000000000	0000000	0000000

VALUES

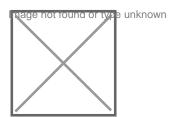
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$227,215	\$50,000	\$277,215	\$277,215
2024	\$227,215	\$50,000	\$277,215	\$264,932
2023	\$218,070	\$50,000	\$268,070	\$234,938
2022	\$179,178	\$40,000	\$219,178	\$213,580
2021	\$160,132	\$40,000	\$200,132	\$194,164
2020	\$139,221	\$40,000	\$179,221	\$176,513

Pending indicates that the property record has not yet been completed for the indicated tax year.

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⁺ 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.

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