



**Address:** [7825 SONGBIRD LN](#)  
**City:** FORT WORTH  
**Georeference:** 25580-12-1  
**Subdivision:** MEADOWS ADDITION, THE-FT WORTH  
**Neighborhood Code:** 4S001B

**Latitude:** 32.6283079278  
**Longitude:** -97.392505088  
**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 12 Lot 1

**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:** 1983

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (600988)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03113329  
**Site Name:** MEADOWS ADDITION, THE-FT WORTH-12-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,316  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,788  
**Land Acres<sup>\*</sup>:** 0.2476

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**

SERIES WP-SONGBIRD A SEPARATE SERIES OF WALLER

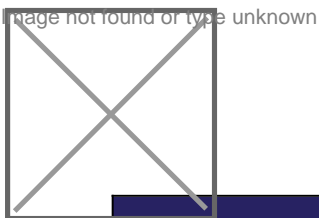
**Primary Owner Address:**

2316 HILLGROVE CT  
MANSFIELD, TX 76063

**Deed Date:** 11/10/2021  
**Deed Volume:** PROPERTY SERIES LLC

**Deed Page:**

**Instrument:** [D221348077](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WALLER BILL	5/1/2014	<a href="#">D214092136</a>	0000000	0000000
BECK BRENDA S;BECK SCOTT E	11/20/2013	<a href="#">D213303048</a>	0000000	0000000
C & C RESIDENTIAL PROPERTIES	10/25/2013	<a href="#">D213281455</a>	0000000	0000000
TAYLOR OLETA	12/9/2002	000000000000000	0000000	0000000
TAYLOR J E EST;TAYLOR OLETA	12/2/1994	00118100002063	0011810	0002063
MCMANUS IRIS;MCMANUS JOHN T	6/24/1983	00075420001564	0007542	0001564

## 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 <sup>+</sup>
2025	\$187,860	\$50,000	\$237,860	\$237,860
2024	\$237,000	\$50,000	\$287,000	\$287,000
2023	\$253,000	\$50,000	\$303,000	\$303,000
2022	\$206,000	\$40,000	\$246,000	\$246,000
2021	\$184,000	\$40,000	\$224,000	\$224,000
2020	\$155,000	\$40,000	\$195,000	\$195,000

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.