



Address: [7817 SONGBIRD LN](#)
City: FORT WORTH
Georeference: 25580-12-3
Subdivision: MEADOWS ADDITION, THE-FT WORTH
Neighborhood Code: 4S001B

Latitude: 32.628690561
Longitude: -97.3923459751
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 3

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: 1982
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 03113345
Site Name: MEADOWS ADDITION, THE-FT WORTH-12-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,716
Percent Complete: 100%
Land Sqft^{*}: 8,470
Land Acres^{*}: 0.1944
Pool: N

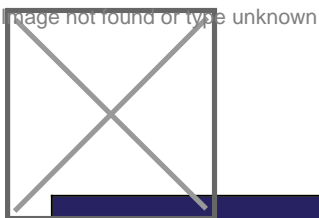
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
DENTON ROBERT
CAPERA-DENTON VANESSA DAWN
Primary Owner Address:
7817 SONGBIRD LN
FORT WORTH, TX 76133

Deed Date: 8/7/2023
Deed Volume:
Deed Page:
Instrument: [D223140242](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NEWTON DANIEL	6/6/2018	D218122804		
HALL LAURA M	9/25/2009	D209263073	0000000	0000000
CASON;CASON W D ETAL D W CASON JR	6/21/2008	D208349184	0000000	0000000
CASON WAYNE	6/27/2001	D208349185	0000000	0000000
CASON AVINELLE EST;CASON WAYNE	7/13/1995	00120320000446	0012032	0000446
MCMENAMY RUSSELL;MCMENAMY TERESA	8/20/1987	00090580001591	0009058	0001591
SECRETARY OF HUD	4/7/1987	00089300002036	0008930	0002036
SMITH LINDA R;SMITH RICHARD N	2/14/1983	00074450001593	0007445	0001593
PUSTEJOVSKY HOMES INC	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	\$227,183	\$50,000	\$277,183	\$277,183
2024	\$227,183	\$50,000	\$277,183	\$277,183
2023	\$188,669	\$50,000	\$238,669	\$216,241
2022	\$156,583	\$40,000	\$196,583	\$196,583
2021	\$141,163	\$40,000	\$181,163	\$180,298
2020	\$123,907	\$40,000	\$163,907	\$163,907

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.