



Address: [8267 LIFFORD PL](#)
City: FORT WORTH
Georeference: 45390-7-5
Subdivision: WAVERLY PARK ADDITION
Neighborhood Code: 4W003L

Latitude: 32.7176980186
Longitude: -97.459392118
TAD Map: 2012-380
MAPSCO: TAR-073U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WAVERLY PARK ADDITION
Block 7 Lot 5

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: 1956

Personal Property Account: N/A

Agent: TARRANT PROPERTY TAX SERVICE (00065)

Protest Deadline Date: 5/24/2024

Site Number: 03315290

Site Name: WAVERLY PARK ADDITION-7-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,283

Percent Complete: 100%

Land Sqft^{*}: 8,400

Land Acres^{*}: 0.1928

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:

MERRITHEW FAMILY TRUST A

Primary Owner Address:

4400 SPRINGBRANCH DR
FORT WORTH, TX 76116

Deed Date: 8/23/2017

Deed Volume:

Deed Page:

Instrument: [D217194769](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERRITHEW CAROLYN K;MERRITHEW ROBT B	4/2/1996	00123280000302	0012328	0000302
MERRITHEW CAROL;MERRITHEW ROBERT B	4/30/1985	00081660000843	0008166	0000843
GRAYSON ELLEN;GRAYSON ROBERT	12/21/1983	00076990001930	0007699	0001930
DOROTHY V MILLIGAN	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	\$72,000	\$35,000	\$107,000	\$107,000
2024	\$87,073	\$35,000	\$122,073	\$122,073
2023	\$75,000	\$35,000	\$110,000	\$110,000
2022	\$69,605	\$35,000	\$104,605	\$104,605
2021	\$59,237	\$35,000	\$94,237	\$94,237
2020	\$59,237	\$35,000	\$94,237	\$94,237

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.