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**Address:** [1712 BIRDELL ST](#)  
**City:** FORT WORTH  
**Georeference:** 46910-12-3A  
**Subdivision:** WILLI, WALTER SUBDIVISION  
**Neighborhood Code:** 1H040N

**Latitude:** 32.7279645044  
**Longitude:** -97.2407427282  
**TAD Map:** 2078-384  
**MAPSCO:** TAR-079Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WILLI, WALTER SUBDIVISION  
Block 12 Lot 3A

**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:** 2020

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$235,050

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

**Site Number:** 03533913

**Site Name:** WILLI, WALTER SUBDIVISION-12-3A

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,136

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,500

**Land Acres<sup>\*</sup>:** 0.1721

**Pool:** N

<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:**

RIOS ANDREA

**Primary Owner Address:**

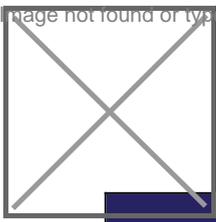
1712 BIRDELL ST  
FORT WORTH, TX 76105

**Deed Date:** 10/6/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221297817](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WJH INVESTMENT COMPANIES INC	4/28/2020	<a href="#">D220098555</a>		
TARRANT PROPERTIES INC	4/3/2018	<a href="#">D218071543</a>		
ANSON FINANCIAL INC	11/11/2015	<a href="#">D215255312</a>		
FERGUSON JOE MICHAEL	10/6/2015	<a href="#">D215247594</a>		
LIGHTFOOT KIM F	5/20/1985	00081850001833	0008185	0001833
J T LIGHTFOOT	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	\$212,550	\$22,500	\$235,050	\$235,050
2024	\$212,550	\$22,500	\$235,050	\$215,783
2023	\$218,238	\$22,500	\$240,738	\$196,166
2022	\$173,333	\$5,000	\$178,333	\$178,333
2021	\$158,232	\$5,000	\$163,232	\$163,232
2020	\$0	\$5,000	\$5,000	\$5,000

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

- 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.