



**Address:** [4645 BIRCHBEND LN](#)  
**City:** FORT WORTH  
**Georeference:** 20808-2-12  
**Subdivision:** HUNTINGTON VILLAGE ADDITION  
**Neighborhood Code:** 3K200M

**Latitude:** 32.874448647  
**Longitude:** -97.2849170369  
**TAD Map:** 2066-436  
**MAPSCO:** TAR-036P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HUNTINGTON VILLAGE  
ADDITION Block 2 Lot 12

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 05203007

**Site Name:** HUNTINGTON VILLAGE ADDITION-2-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,315

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,399

**Land Acres<sup>\*</sup>:** 0.1239

**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:**

YOUNG LANA K

YOUNG DAVID K

**Primary Owner Address:**

4645 BIRCHBEND LN  
FORT WORTH, TX 76137

**Deed Date:** 9/24/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218216186](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SALINAS RICHARD;SALINAS V GOMEZ	4/16/2003	00166200000088	0016620	0000088
DISNEY BEN R;DISNEY STACHIA	11/5/1984	00079990000940	0007999	0000940
MONARCH HOMES INC	4/24/1984	00078080002133	0007808	0002133
OMNI 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 <sup>+</sup>
2025	\$173,770	\$50,000	\$223,770	\$223,770
2024	\$173,770	\$50,000	\$223,770	\$223,770
2023	\$198,598	\$50,000	\$248,598	\$213,540
2022	\$183,080	\$40,000	\$223,080	\$194,127
2021	\$138,470	\$40,000	\$178,470	\$176,479
2020	\$120,435	\$40,000	\$160,435	\$160,435

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.