



**Address:** [4652 BIRCHBEND LN](#)  
**City:** FORT WORTH  
**Georeference:** 20808-3-8  
**Subdivision:** HUNTINGTON VILLAGE ADDITION  
**Neighborhood Code:** 3K200M

**Latitude:** 32.8740142853  
**Longitude:** -97.2845866496  
**TAD Map:** 2066-436  
**MAPSCO:** TAR-036P



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

## PROPERTY DATA

**Legal Description:** HUNTINGTON VILLAGE  
ADDITION Block 3 Lot 8

**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:** 1986

**Personal Property Account:** N/A

**Agent:** AD VALOREM TAX MANAGEMENT (00563)

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

**Site Number:** 05203198

**Site Name:** HUNTINGTON VILLAGE ADDITION-3-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,529

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,070

**Land Acres<sup>\*</sup>:** 0.1163

**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:**

ESDEE CORPORATION US

**Primary Owner Address:**

25420 KUYKENDAHL RD SUITE E-500  
TOMBALL, TX 77375

**Deed Date:** 11/9/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221333219](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ORIENT INV US	3/14/2017	<a href="#">D217064689</a>		
ESDEE CORP US	3/14/2017	<a href="#">D217058331</a>		
POLK SYLVIA J	5/24/2004	<a href="#">D204168316</a>	0000000	0000000
SALVIDAR D;SALVIDAR P C RANDOLPH	12/29/1999	00141640000354	0014164	0000354
WARD APRIL;WARD RYAN C	4/9/1998	00131690000412	0013169	0000412
ODOM DALYNNDA S;ODOM JON A	12/19/1986	00087850000350	0008785	0000350
GBT BUILDERS INC	1/16/1986	00000000001130	0000000	0001130
CONDOMINIUM BLDRS INC	7/25/1985	00082550000102	0008255	0000102
BEST BUILT HOMES INC	6/5/1984	00078500000500	0007850	0000500
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	\$223,844	\$50,000	\$273,844	\$273,844
2024	\$223,844	\$50,000	\$273,844	\$273,844
2023	\$221,305	\$50,000	\$271,305	\$271,305
2022	\$195,000	\$40,000	\$235,000	\$235,000
2021	\$154,491	\$40,000	\$194,491	\$194,491
2020	\$147,779	\$40,000	\$187,779	\$187,779

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

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## Tarrant Appraisal District Property Information | PDF

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.