



Address: [4736 BIRCHBEND LN](#)
City: FORT WORTH
Georeference: 20808-10-26
Subdivision: HUNTINGTON VILLAGE ADDITION
Neighborhood Code: 3K200M

Latitude: 32.87399646
Longitude: -97.2814979434
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 10 Lot 26

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: 1992

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$315,577

Protest Deadline Date: 5/24/2024

Site Number: 05205905

Site Name: HUNTINGTON VILLAGE ADDITION-10-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,980

Percent Complete: 100%

Land Sqft^{*}: 5,228

Land Acres^{*}: 0.1200

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:

HEATHCOAT DUY V
HEATHCOAT THANH

Primary Owner Address:

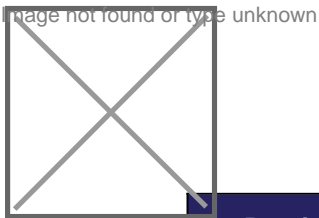
4736 BIRCHBEND LN
FORT WORTH, TX 76137-1594

Deed Date: 6/10/1992

Deed Volume: 0010685

Deed Page: 0001988

Instrument: 00106850001988



Previous Owners	Date	Instrument	Deed Volume	Deed Page
T S PROPERTIES INC	4/8/1992	00105970002113	0010597	0002113
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 ⁺
2025	\$265,577	\$50,000	\$315,577	\$315,577
2024	\$265,577	\$50,000	\$315,577	\$290,026
2023	\$286,306	\$50,000	\$336,306	\$263,660
2022	\$255,604	\$40,000	\$295,604	\$239,691
2021	\$178,005	\$40,000	\$218,005	\$217,901
2020	\$160,000	\$40,000	\$200,000	\$198,092

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.