

Image not found or type unknown



Address: [4740 BIRCHBEND LN](#)
City: FORT WORTH
Georeference: 20808-10-27
Subdivision: HUNTINGTON VILLAGE ADDITION
Neighborhood Code: 3K200M

Latitude: 32.8739967019
Longitude: -97.2813343851
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 27

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$283,646

Protest Deadline Date: 5/24/2024

Site Number: 05205913

Site Name: HUNTINGTON VILLAGE ADDITION-10-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,526

Percent Complete: 100%

Land Sqft^{*}: 5,049

Land Acres^{*}: 0.1159

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:

PARKER CHRISTOPHER

Primary Owner Address:

4740 BIRCHBEND LN
FORT WORTH, TX 76137-1594

Deed Date: 5/9/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214098032](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DECUIR GREGORY	3/21/2008	D208105754	0000000	0000000
CUMBIE SARA M	1/17/2006	D206024391	0000000	0000000
SMITH M VARGAS;SMITH MANDI	8/18/2004	D204263490	0000000	0000000
GASKINS RONNIE;GASKINS TRACY	3/12/1998	00131320000278	0013132	0000278
ADAMS RANDALL;ADAMS TRACY L	1/26/1993	00109320002075	0010932	0002075
T S PROPERTIES INC	9/23/1992	00107920000383	0010792	0000383
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	\$233,646	\$50,000	\$283,646	\$283,646
2024	\$233,646	\$50,000	\$283,646	\$267,278
2023	\$230,894	\$50,000	\$280,894	\$242,980
2022	\$212,740	\$40,000	\$252,740	\$220,891
2021	\$160,810	\$40,000	\$200,810	\$200,810
2020	\$153,728	\$40,000	\$193,728	\$186,658

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.