



Address: [1016 BIRD CT](#)
City: FORT WORTH
Georeference: 8530-4-6
Subdivision: COURT HOUSE VIEW ADDITION
Neighborhood Code: 3H050F

Latitude: 32.7780276624
Longitude: -97.3115721315
TAD Map: 2054-404
MAPSCO: TAR-063Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COURT HOUSE VIEW
ADDITION Block 4 Lot 6

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: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$343,880

Protest Deadline Date: 5/15/2025

Site Number: 06013481

Site Name: COURT HOUSE VIEW ADDITION-4-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,400

Percent Complete: 100%

Land Sqft ^{*}: 6,374

Land Acres ^{*}: 0.1463

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:

TRIANA JOSE LUIS

Primary Owner Address:

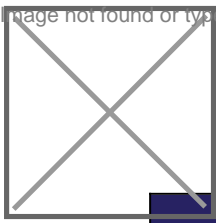
1016 BIRD CT
FORT WORTH, TX 76111

Deed Date: 11/10/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206357426](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PIPER OLON;PIPER SARRAH	12/2/2003	D203454470	0000000	0000000
BOWDEN CHARLES	12/30/1999	00141730000261	0014173	0000261
SISK TERRY	7/16/1999	00140850000413	0014085	0000413
DAVIS NATHANIEL L	12/6/1993	00113730001157	0011373	0001157
BANK OF COMMERCE	4/1/1988	00092380002102	0009238	0002102
HILLSIDE ENTERPRISES INC	1/1/1986	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	\$312,010	\$31,870	\$343,880	\$256,218
2024	\$312,010	\$31,870	\$343,880	\$232,925
2023	\$269,487	\$31,870	\$301,357	\$211,750
2022	\$231,891	\$22,309	\$254,200	\$192,500
2021	\$165,000	\$10,000	\$175,000	\$175,000
2020	\$165,000	\$10,000	\$233,093	\$169,521

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.