



**Address:** [1701 NORTH FORK RD](#)  
**City:** TARRANT COUNTY  
**Georeference:** 28500-2-27  
**Subdivision:** NORTH FORK ESTATES ADDITION  
**Neighborhood Code:** 2N300D

**Latitude:** 32.8910905997  
**Longitude:** -97.3984122783  
**TAD Map:** 2030-444  
**MAPSCO:** TAR-033E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** NORTH FORK ESTATES  
ADDITION Block 2 Lot 27

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 1999

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$455,617

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

**Site Number:** 07090072

**Site Name:** NORTH FORK ESTATES ADDITION-2-27

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,458

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 65,597

**Land Acres<sup>\*</sup>:** 1.5058

**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:**

BEARDSLEY SUSAN M

**Primary Owner Address:**

1701 N FORK RD  
FORT WORTH, TX 76179-5138

**Deed Date:** 2/15/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208058010](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FERNANDEZ RONALD;FERNANDEZ ZULMA	1/28/2000	00141970000538	0014197	0000538
KENNETH L MERRITT CONST CO	6/8/1998	00132750000264	0013275	0000264
NORTH FORK ESTATES JV	1/1/1997	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	\$350,617	\$105,000	\$455,617	\$455,617
2024	\$350,617	\$105,000	\$455,617	\$453,847
2023	\$437,026	\$78,750	\$515,776	\$412,588
2022	\$354,932	\$78,750	\$433,682	\$375,080
2021	\$286,527	\$78,750	\$365,277	\$340,982
2020	\$231,234	\$78,750	\$309,984	\$309,984

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.