



**Address:** [4254 BIRCH CREEK RD](#)  
**City:** FORT WORTH  
**Georeference:** 817H-1-21  
**Subdivision:** ARCADIA PARK ADDITION  
**Neighborhood Code:** 3K400M

**Latitude:** 32.8962033738  
**Longitude:** -97.2946720785  
**TAD Map:** 2060-444  
**MAPSCO:** TAR-036E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ARCADIA PARK ADDITION  
Block 1 Lot 21

**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:** 1999

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07102186  
**Site Name:** ARCADIA PARK ADDITION-1-21  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,551  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,363  
**Land Acres<sup>\*</sup>:** 0.2379  
**Pool:** Y

<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:**

MCGUIRE SAVANNAH LEE  
MCGUIRE JAMES NICHOLAS

**Primary Owner Address:**

4254 BIRCH CREEK RD  
FORT WORTH, TX 76244

**Deed Date:** 10/5/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221293397](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST 1	4/30/2021	<a href="#">D221123128</a>		
NERIOS MARK P;NERIOS SCARLETT	9/20/2002	00160040000282	0016004	0000282
MORTGAGE ELECTRONIC REG SYS	6/4/2002	00157360000422	0015736	0000422
WATSON MELVIN K JR;WATSON TAMMY	7/29/1999	00139680000034	0013968	0000034
KAUFMAN & BROAD OF TEXAS LTD	2/5/1999	00136680000033	0013668	0000033
ARCADIA PARK	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	\$320,182	\$70,000	\$390,182	\$390,182
2024	\$320,182	\$70,000	\$390,182	\$390,182
2023	\$295,886	\$70,000	\$365,886	\$365,886
2022	\$292,228	\$45,000	\$337,228	\$337,228
2021	\$234,446	\$45,000	\$279,446	\$279,446
2020	\$195,105	\$45,000	\$240,105	\$240,105

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

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.