



Address: [4801 BIRCHBEND LN](#)
City: FORT WORTH
Georeference: 20808-11-18
Subdivision: HUNTINGTON VILLAGE ADDITION
Neighborhood Code: 3K200M

Latitude: 32.8744172127
Longitude: -97.2801085846
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 11 Lot 18

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: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$299,258

Protest Deadline Date: 5/24/2024

Site Number: 07398476

Site Name: HUNTINGTON VILLAGE ADDITION-11-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,896

Percent Complete: 100%

Land Sqft^{*}: 5,685

Land Acres^{*}: 0.1305

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:

ALESSANDRA CHASNEE

ALESSANDRA MASON

ALESSANDRA AEOWYN

Primary Owner Address:

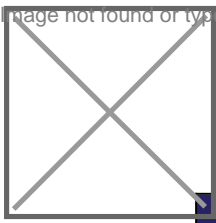
4801 BIRCHBEND LN
FORT WORTH, TX 76137

Deed Date: 7/15/2024

Deed Volume:

Deed Page:

Instrument: [D224127643](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAGIERA MORRIS F	10/6/2005	D205302933	0000000	0000000
CLANCY MARTHA B	12/30/1999	00141610000305	0014161	0000305
CHOICE HOMES INC	9/1/1999	00140000000040	0014000	0000040
LIN JAMES C	8/31/1999	00140000000009	0014000	0000009
HOK JOINT VENTURE	1/1/1999	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	\$203,412	\$50,000	\$253,412	\$253,412
2024	\$249,258	\$50,000	\$299,258	\$299,258
2023	\$271,723	\$50,000	\$321,723	\$321,723
2022	\$263,632	\$40,000	\$303,632	\$303,632
2021	\$190,822	\$40,000	\$230,822	\$230,822
2020	\$165,000	\$40,000	\$205,000	\$205,000

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.