



**Address:** [3451 BIRD ST](#)  
**City:** FORT WORTH  
**Georeference:** 4000-2-13  
**Subdivision:** BROWN, M E SUBDIVISION  
**Neighborhood Code:** 3H050I

**Latitude:** 32.7775131183  
**Longitude:** -97.297038254  
**TAD Map:** 2060-404  
**MAPSCO:** TAR-063R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BROWN, M E SUBDIVISION  
Block 2 Lot 13

**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:** 1929

**Personal Property Account:** N/A

**Agent:** TARRANT PROPERTY TAX SERVICE (00065)

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

**Notice Value:** \$253,524

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

**Site Number:** 07582676  
**Site Name:** BROWN, M E SUBDIVISION-2-13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,216  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 35,719  
**Land Acres<sup>\*</sup>:** 0.8199  
**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:**  
CLEMENT DOYLE LIVING TRUST  
**Primary Owner Address:**  
3451 BIRD ST  
FORT WORTH, TX 76111

**Deed Date:** 10/24/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217248993](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLEMENT DOYLE WAYNE	10/25/2011	<a href="#">D211258379</a>	0000000	0000000
CLEMENT DOYLE	1/1/2000	000000000000000	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	\$133,422	\$88,578	\$222,000	\$167,680
2024	\$164,946	\$88,578	\$253,524	\$152,436
2023	\$156,999	\$88,578	\$245,577	\$138,578
2022	\$140,248	\$60,722	\$200,970	\$125,980
2021	\$147,709	\$22,500	\$170,209	\$114,527
2020	\$130,407	\$22,500	\$152,907	\$104,115

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.