



Address: [13788 W RIVIERA DR](#)
City: FORT WORTH
Georeference: 41847-9-40
Subdivision: THOMAS CROSSING ADDITION
Neighborhood Code: 1A030A

Latitude: 32.5570496126
Longitude: -97.2976248067
TAD Map: 2060-320
MAPSCO: TAR-119Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: THOMAS CROSSING ADDITION
Block 9 Lot 40

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BURLESON ISD (922)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 7/12/2024

Site Number: 07859538

Site Name: THOMAS CROSSING ADDITION-9-40

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,778

Percent Complete: 100%

Land Sqft^{*}: 10,080

Land Acres^{*}: 0.2314

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:

BIRDWELL JANE

BIRDWELL DAVID M

Primary Owner Address:

13788 W RIVIERA

BURLESON, TX 76028

Deed Date: 1/29/2021

Deed Volume:

Deed Page:

Instrument: [D221036779](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRUMP BRENDA L;CRUMP CLINTON D	12/23/2008	D209000565	0000000	0000000
SONGY ROY A	1/26/2005	D205041126	0000000	0000000
THOMAS CROSSING LLC	1/1/2001	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 ⁺
2025	\$330,000	\$90,000	\$420,000	\$420,000
2024	\$330,000	\$90,000	\$420,000	\$420,000
2023	\$383,000	\$90,000	\$473,000	\$411,303
2022	\$293,912	\$80,000	\$373,912	\$373,912
2021	\$274,100	\$80,000	\$354,100	\$354,100
2020	\$263,178	\$80,000	\$343,178	\$343,178

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.