



**Address:** [4313 THORP LN](#)  
**City:** FORT WORTH  
**Georeference:** 17781C-43-5  
**Subdivision:** HERITAGE ADDITION-FORT WORTH  
**Neighborhood Code:** 3K500F

**Latitude:** 32.9197156605  
**Longitude:** -97.2926483151  
**TAD Map:** 2060-452  
**MAPSCO:** TAR-022S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HERITAGE ADDITION-FORT WORTH Block 43 Lot 5

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CFW PID #7 HERITAGE - RESIDENTIAL (608)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2008

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$478,548

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

**Site Number:** 40323862

**Site Name:** HERITAGE ADDITION-FORT WORTH-43-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,479

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,160

**Land Acres<sup>\*</sup>:** 0.1414

**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:**

BIRDIE HORMUZD P

BIRDIE DAWN A

**Primary Owner Address:**

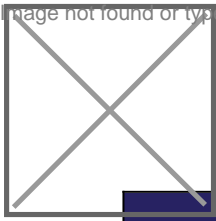
4313 THORP LN  
FORT WORTH, TX 76244-5893

**Deed Date:** 7/28/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208300445](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MHI PARTNERSHIP LTD	10/9/2007	<a href="#">D207366499</a>	0000000	0000000
SHEFFIELD LP ETAL N FW DEV JV	8/28/2003	<a href="#">D204035373</a>	0000000	0000000
SHEFFIELD L P	1/1/2003	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	\$398,548	\$80,000	\$478,548	\$471,734
2024	\$398,548	\$80,000	\$478,548	\$428,849
2023	\$420,293	\$80,000	\$500,293	\$389,863
2022	\$299,421	\$55,000	\$354,421	\$354,421
2021	\$299,421	\$55,000	\$354,421	\$336,871
2020	\$251,246	\$55,000	\$306,246	\$306,246

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.