



Address: [9601 BIRDVILLE WAY](#)
City: FORT WORTH
Georeference: 17781C-94-7
Subdivision: HERITAGE ADDITION-FORT WORTH
Neighborhood Code: 3K800G

Latitude: 32.9146252446
Longitude: -97.284754537
TAD Map: 2066-452
MAPSCO: TAR-022T



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 94 Lot 7

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)

Site Number: 40842312

Site Name: HERITAGE ADDITION-FORT WORTH-94-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,611

Percent Complete: 100%

Land Sqft^{*}: 8,712

Land Acres^{*}: 0.2000

Pool: N

State Code: A

Year Built: 2007

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$642,250

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

HANEY KEVIN L
HANEY TRACI R

Primary Owner Address:

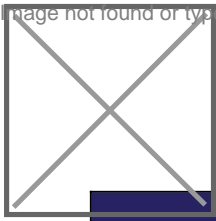
9601 BIRDVILLE WAY
FORT WORTH, TX 76244-6297

Deed Date: 8/28/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213232424](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NAVARRO KAREN;NAVARRO NELSON	11/26/2007	D207429104	0000000	0000000
STANDARD PACIFIC OF TEXAS LP	2/28/2007	D207080187	0000000	0000000
HILLWOOD ALLIANCE RESIDENTIAL LP	1/1/2005	0000000000000000	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	\$524,000	\$100,000	\$624,000	\$624,000
2024	\$542,250	\$100,000	\$642,250	\$612,260
2023	\$670,604	\$100,000	\$770,604	\$556,600
2022	\$509,716	\$80,000	\$589,716	\$506,000
2021	\$380,000	\$80,000	\$460,000	\$460,000
2020	\$380,000	\$80,000	\$460,000	\$460,000

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

- 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.