



Address: [9600 BIRDVILLE WAY](#)
City: FORT WORTH
Georeference: 17781C-99-11
Subdivision: HERITAGE ADDITION-FORT WORTH
Neighborhood Code: 3K800G

Latitude: 32.9143110357
Longitude: -97.2843244429
TAD Map: 2066-452
MAPSCO: TAR-022X



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 99 Lot 11

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: 2007

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$638,025

Protest Deadline Date: 5/24/2024

Site Number: 40842886

Site Name: HERITAGE ADDITION-FORT WORTH-99-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,017

Percent Complete: 100%

Land Sqft^{*}: 8,276

Land Acres^{*}: 0.1899

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:

CHANCELLAR FAMILY TRUST

Primary Owner Address:

9600 BIRDVILLE WAY
FORT WORTH, TX 76244

Deed Date: 11/14/2024

Deed Volume:

Deed Page:

Instrument: [D224207095](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHANCELLOR JESSICA	6/17/2020	D220183888		
NOHO REAL PROPERTY II LLC	9/27/2019	D219231506		
JOHNSON ERIC TIMOTHY	12/22/2010	D211064551	0000000	0000000
ERIC HOHNSON REV TR	3/11/2010	D210113366	0000000	0000000
ERIC JOHNSON 867 MANAGEMENT TR	6/29/2007	D207236927	0000000	0000000
HIGHLAND HOMES LTD	1/15/2007	D207025681	0000000	0000000
HILLWOOD ALLIANCE RESIDNTL LP	1/1/2005	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	\$505,000	\$100,000	\$605,000	\$605,000
2024	\$538,025	\$100,000	\$638,025	\$600,549
2023	\$525,625	\$100,000	\$625,625	\$545,954
2022	\$458,654	\$80,000	\$538,654	\$496,322
2021	\$371,202	\$80,000	\$451,202	\$451,202
2020	\$372,923	\$80,000	\$452,923	\$452,923

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.