



**Address:** [409 BEECHGROVE TERR](#)  
**City:** FORT WORTH  
**Georeference:** 31741H-24-23  
**Subdivision:** PARKS OF DEER CREEK ADDITION  
**Neighborhood Code:** 4B012G

**Latitude:** 32.5928250746  
**Longitude:** -97.3249604439  
**TAD Map:** 2048-336  
**MAPSCO:** TAR-119A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PARKS OF DEER CREEK  
ADDITION Block 24 Lot 23

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2015

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40946762

**Site Name:** PARKS OF DEER CREEK ADDITION-24-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,550

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,550

**Land Acres<sup>\*</sup>:** 0.1274

**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:**

BIRKETT EMILY

**Primary Owner Address:**

409 BEECHGROVE TERR  
FORT WORTH, TX 76140

**Deed Date:** 9/28/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220249476](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PAGOULATOS NIKOLAS	5/29/2015	<a href="#">D215116348</a>		
ANTARES ACQUISITION LLC	1/8/2015	<a href="#">D215004629</a>		
MORITZ FAMILY INTERESTS LTD	10/28/2008	<a href="#">D208414821</a>	0000000	0000000
FORESTAR (USA) REAL ESTATE GROUP INC	4/24/2006	000000000000000	0000000	0000000
LUMBERMENS INVESTMENT CORP	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 <sup>+</sup>
2025	\$193,287	\$60,000	\$253,287	\$253,287
2024	\$193,287	\$60,000	\$253,287	\$253,287
2023	\$217,268	\$40,000	\$257,268	\$257,268
2022	\$167,913	\$40,000	\$207,913	\$207,913
2021	\$140,953	\$40,000	\$180,953	\$180,953
2020	\$118,252	\$40,000	\$158,252	\$158,252

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.