



**Address:** [616 CHICKADEE DR](#)  
**City:** FORT WORTH  
**Georeference:** 13569A-17-7  
**Subdivision:** FALCON RIDGE  
**Neighborhood Code:** 2W300I

**Latitude:** 32.7668279874  
**Longitude:** -97.4871556889  
**TAD Map:** 2000-400  
**MAPSCO:** TAR-058V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FALCON RIDGE Block 17 Lot 7

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
WHITE SETTLEMENT ISD (920)

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$306,231

**Protest Deadline Date:** 7/12/2024

**Site Number:** 40985024  
**Site Name:** FALCON RIDGE-17-7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,260  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,500  
**Land Acres<sup>\*</sup>:** 0.1262  
**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:**

TATUM ANGELINA R

**Primary Owner Address:**

616 CHICKADEE DR  
FORT WORTH, TX 76108

**Deed Date:** 1/3/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217001543](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTIN CRAIG D;MARTIN MARY E	1/18/2007	<a href="#">D207027605</a>	0000000	0000000
HMH LIFESTYLES LP	2/27/2006	<a href="#">D206064053</a>	0000000	0000000
SJ FALCON RIDGE DEVELOPMT LP	1/1/2006	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	\$251,231	\$55,000	\$306,231	\$306,231
2024	\$251,231	\$55,000	\$306,231	\$300,088
2023	\$261,428	\$55,000	\$316,428	\$272,807
2022	\$227,587	\$40,000	\$267,587	\$248,006
2021	\$185,460	\$40,000	\$225,460	\$225,460
2020	\$179,473	\$40,000	\$219,473	\$219,473

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.