



**Address:** [1532 BERCKMANS RD](#)  
**City:** FORT WORTH  
**Georeference:** 10638-A-9  
**Subdivision:** EASTCHASE VILLAGE  
**Neighborhood Code:** 1B030L

**Latitude:** 32.7561893399  
**Longitude:** -97.1744132655  
**TAD Map:** 2096-396  
**MAPSCO:** TAR-067X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EASTCHASE VILLAGE Block A  
Lot 9

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 2017

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Notice Value:** \$350,259

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

**Site Number:** 800015570  
**Site Name:** EASTCHASE VILLAGE A 9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,772  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,749  
**Land Acres<sup>\*</sup>:** 0.1320  
**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:**

NGUYEN BICH VAN

**Primary Owner Address:**

1532 BERCKMANS RD  
FORT WORTH, TX 76120

**Deed Date:** 9/28/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217225938](#)

## 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	\$290,259	\$60,000	\$350,259	\$350,259
2024	\$290,259	\$60,000	\$350,259	\$345,404
2023	\$306,821	\$60,000	\$366,821	\$314,004
2022	\$264,327	\$35,000	\$299,327	\$285,458
2021	\$224,507	\$35,000	\$259,507	\$259,507
2020	\$213,477	\$35,000	\$248,477	\$246,191

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.