



**Address:** [2245 BIRD ST](#)  
**City:** FORT WORTH  
**Georeference:** 37540-B-18  
**Subdivision:** SCENIC VILLAGE ADDITION  
**Neighborhood Code:** 3H050P

**Latitude:** 32.7776073824  
**Longitude:** -97.3124867555  
**TAD Map:** 2054-404  
**MAPSCO:** TAR-063Q



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** SCENIC VILLAGE ADDITION  
Block B Lot 18

**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:** 2020  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$472,911  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800031941  
**Site Name:** SCENIC VILLAGE ADDITION B 18  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,144  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 3,196  
**Land Acres<sup>\*</sup>:** 0.0734  
**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:**  
KENION VICTORIA MARICE  
**Primary Owner Address:**  
2245 BIRD ST  
FORT WORTH, TX 76111

**Deed Date:** 3/6/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221062189](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAVENWOOD HOMES LLC	7/8/2019	<a href="#">D219149938</a>		



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	\$372,911	\$100,000	\$472,911	\$472,911
2024	\$372,911	\$100,000	\$472,911	\$450,140
2023	\$309,218	\$100,000	\$409,218	\$409,218
2022	\$293,796	\$100,000	\$393,796	\$393,796
2021	\$302,651	\$100,000	\$402,651	\$402,651
2020	\$0	\$70,000	\$70,000	\$70,000

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.