

Property Information | PDF

Account Number: 42369957

Address: <u>2249 BIRD ST</u>
City: FORT WORTH
Georeference: 37540-B-19

Subdivision: SCENIC VILLAGE ADDITION

Neighborhood Code: 3H050P

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

## PROPERTY DATA

Legal Description: SCENIC VILLAGE ADDITION

Block B Lot 19

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: 5/1/2025 Notice Value: \$450.000

Protest Deadline Date: 5/24/2024

Site Number: 800031934

Latitude: 32.7776062536

**TAD Map:** 2054-404 **MAPSCO:** TAR-063Q

Longitude: -97.3123683378

**Site Name:** SCENIC VILLAGE ADDITION B 19 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,125
Percent Complete: 100%

Land Sqft\*: 3,195 Land Acres\*: 0.0733

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

WONG CHRISTOPHER M **Primary Owner Address:** 

**2249 BIRD ST** 

FORT WORTH, TX 76111

Deed Date: 12/30/2021

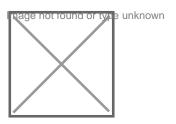
Deed Volume: Deed Page:

Instrument: D222000068

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAVENWOOD HOMES LLC	7/8/2019	D221120756		

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$325,000	\$100,000	\$425,000	\$425,000
2024	\$350,000	\$100,000	\$450,000	\$448,999
2023	\$308,181	\$100,000	\$408,181	\$408,181
2022	\$285,000	\$100,000	\$385,000	\$385,000
2021	\$302,346	\$100,000	\$402,346	\$402,346
2020	\$0	\$70,000	\$70,000	\$70,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.