



**Address:** [104 KIRWIN DR](#)  
**City:** FORT WORTH  
**Georeference:** 34234-20-13  
**Subdivision:** RICHMOND ADDN - FT WORTH  
**Neighborhood Code:** 2N1004

**Latitude:** 32.9107754954  
**Longitude:** -97.3609028701  
**TAD Map:** 2042-452  
**MAPSCO:** TAR-020X



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** RICHMOND ADDN - FT WORTH  
Block 20 Lot 13

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** A  
**Year Built:** 2020  
**Personal Property Account:** N/A  
**Agent:** THE RAY TAX GROUP LLC (01008)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800043704  
**Site Name:** RICHMOND ADDN - FT WORTH 20 13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,308  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,000  
**Land Acres<sup>\*</sup>:** 0.1377  
**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:**  
NOORANI ASIF  
**Primary Owner Address:**  
14038 WILLOW BEND DR  
FRISCO, TX 75035

**Deed Date:** 7/28/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220183671](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERITAGE HOMES OF TEXAS LLC	8/8/2019	<a href="#">D219176419</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	\$201,063	\$95,000	\$296,063	\$296,063
2024	\$266,141	\$95,000	\$361,141	\$361,141
2023	\$315,151	\$70,000	\$385,151	\$385,151
2022	\$257,370	\$70,000	\$327,370	\$327,370
2021	\$234,667	\$70,000	\$304,667	\$304,667
2020	\$0	\$49,000	\$49,000	\$49,000

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

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.