



**Address:** [100 KIRWIN DR](#)  
**City:** FORT WORTH  
**Georeference:** 34234-20-14  
**Subdivision:** RICHMOND ADDN - FT WORTH  
**Neighborhood Code:** 2N1004

**Latitude:** 32.9107754806  
**Longitude:** -97.3610851095  
**TAD Map:** 2042-452  
**MAPSCO:** TAR-020W



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 14

**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:** CHANDLER CROUCH (11730)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800043717  
**Site Name:** RICHMOND ADDN - FT WORTH 20 14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,450  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,405  
**Land Acres<sup>\*</sup>:** 0.1700  
**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:**  
SIMMS JASON BOYD  
**Primary Owner Address:**  
100 KIRWIN DR  
FORT WORTH, TX 76131

**Deed Date:** 7/20/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220173735](#)

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	\$261,666	\$95,000	\$356,666	\$356,666
2024	\$276,527	\$95,000	\$371,527	\$371,527
2023	\$368,276	\$70,000	\$438,276	\$368,165
2022	\$264,695	\$70,000	\$334,695	\$334,695
2021	\$241,297	\$70,000	\$311,297	\$311,297
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

- 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.