



Address: [10416 FORT BIRD TR](#)
City: TARRANT COUNTY
Georeference: 39603N-B-12
Subdivision: SOUTHFORK ESTATES
Neighborhood Code: 4B030U

Latitude: 32.5802949566
Longitude: -97.3854389702
TAD Map: 2030-328
MAPSCO: TAR-117L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTHFORK ESTATES Block B
Lot 12

Jurisdictions:
TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A
Year Built: 2021
Personal Property Account: N/A
Agent: None
Notice Sent Date: 5/1/2025
Notice Value: \$337,227
Protest Deadline Date: 5/24/2024

Site Number: 800055810
Site Name: SOUTHFORK ESTATES Block B Lot 12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,928
Percent Complete: 100%
Land Sqft^{*}: 8,145
Land Acres^{*}: 0.1870
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:
PRIDDY MCBRIDE BRIANA
MCBRIDE-PRIDDY ESTEBAN J
Primary Owner Address:
10416 FORT BIRD TR
CROWLEY, TX 76036

Deed Date: 8/27/2021
Deed Volume:
Deed Page:
Instrument: [D221251557](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON TEXAS LTD	2/23/2021	D221048551		



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 ⁺
2025	\$292,426	\$44,801	\$337,227	\$337,227
2024	\$292,426	\$44,801	\$337,227	\$334,935
2023	\$301,066	\$35,000	\$336,066	\$304,486
2022	\$241,805	\$35,000	\$276,805	\$276,805
2021	\$0	\$24,500	\$24,500	\$24,500
0	\$0	\$0	\$0	\$0

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.