



Address: [3409 BIRD ST](#)
City: FORT WORTH
Georeference: 4000-1-13
Subdivision: BROWN, M E SUBDIVISION
Neighborhood Code: 3H050I

Latitude: 32.7776739732
Longitude: -97.2980227384
TAD Map: 2060-404
MAPSCO: TAR-063R



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

PROPERTY DATA

Legal Description: BROWN, M E SUBDIVISION
Block 1 Lot 13

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: 1947

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 00324884

Site Name: BROWN, M E SUBDIVISION-1-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 872

Percent Complete: 100%

Land Sqft^{*}: 7,900

Land Acres^{*}: 0.1813

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:

PEREZ MANUEL

Primary Owner Address:

3404 BIRD ST
FORT WORTH, TX 76111-4810

Deed Date: 11/1/2006**Deed Volume:** 0000000**Deed Page:** 0000000**Instrument:** [D206354273](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JAIME JOSE;JAIME MANUEL PEREZ	4/8/2005	D205103051	0000000	0000000
FEDERAL NATIONAL MTG ASSN	3/31/2005	D205113702	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	3/1/2005	D205070362	0000000	0000000
SIMPSON LILLIAN EST	7/26/2002	00158680000306	0015868	0000306
SHILLING JON	5/20/1988	00092750000181	0009275	0000181
THOMPSON E L	3/31/1988	00092540000012	0009254	0000012
ESTES MARY V	12/31/1900	00000000000000	0000000	0000000

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	\$0	\$0	\$0	\$0
2024	\$141,717	\$39,500	\$181,217	\$181,217
2023	\$126,709	\$39,500	\$166,209	\$166,209
2022	\$113,272	\$27,650	\$140,922	\$140,922
2021	\$119,266	\$10,000	\$129,266	\$129,266
2020	\$105,324	\$10,000	\$115,324	\$115,324

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.