



Address: [316 BLAIRWOOD DR](#)
City: FORT WORTH
Georeference: 3916-2-30
Subdivision: BROOKWOOD PARK
Neighborhood Code: 1E060A

Latitude: 32.6297285742
Longitude: -97.3276517426
TAD Map: 2048-348
MAPSCO: TAR-105J



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

PROPERTY DATA

Legal Description: BROOKWOOD PARK Block 2
Lot 30

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- EVERMAN ISD (904)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: RYAN LLC (00672F)

Protest Deadline Date: 5/15/2025

Site Number: 40482618

Site Name: BROOKWOOD PARK-2-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,637

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:
2018-1 IH BORROWER LP
Primary Owner Address:
1717 MAIN ST SUITE 2000
DALLAS, TX 75201

Deed Date: 2/8/2018
Deed Volume:
Deed Page:
Instrument: [D218030204](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAH 2014-2 BORROWER LLC	6/30/2014	D214146547	0000000	0000000
COLFIN AI-TX 1 LLC	3/27/2013	D213083877	0000000	0000000
TEXAS CASH COW INVESTMENTS INC	3/8/2013	D213062369	0000000	0000000
BANK OF NEW YORK MELLON	12/4/2012	D212299268	0000000	0000000
HAWKINS JAMES	1/5/2006	D206007782	0000000	0000000
HMH LIFESTYLES LP	5/24/2005	D205147961	0000000	0000000
MORITZ INVESTMENTS LTD	1/1/2004	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	\$180,438	\$35,000	\$215,438	\$215,438
2023	\$211,409	\$35,000	\$246,409	\$246,409
2022	\$173,920	\$35,000	\$208,920	\$208,920
2021	\$141,001	\$35,000	\$176,001	\$176,001
2020	\$126,717	\$35,000	\$161,717	\$161,717

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.