

Tarrant Appraisal District

Property Information | PDF

Account Number: 40842304

Address: 9609 BIRDVILLE WAY

City: FORT WORTH

LOCATION

Georeference: 17781C-94-6

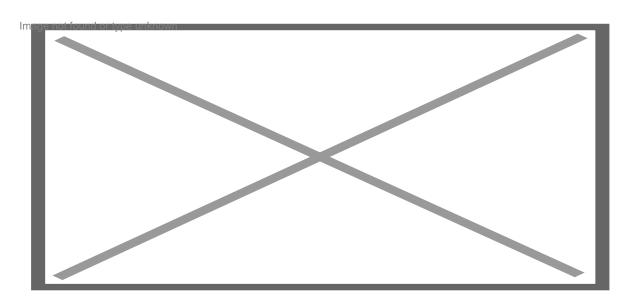
Subdivision: HERITAGE ADDITION-FORT WORTH

Neighborhood Code: 3K800G

Latitude: 32.9147920421 **Longitude:** -97.2846327422

TAD Map: 2066-452 **MAPSCO:** TAR-022T





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

PROPERTY DATA

Legal Description: HERITAGE ADDITION-FORT

WORTH Block 94 Lot 6

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)

CFW PID #7 HERITAGE - RESIDENTIAL (608)

KELLER ISD (907)

State Code: A Year Built: 2007

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40842304

Site Name: HERITAGE ADDITION-FORT WORTH-94-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,535
Percent Complete: 100%

Land Sqft*: 10,454 Land Acres*: 0.2399

Pool: N

+++ Rounded.

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



OWNER INFORMATION

Current Owner:

DOWDEN STEVEN G
DOWDEN JENNIFER A
Deed Date: 6/7/2017
Deed Volume:

Primary Owner Address:
9609 BIRDVILLE WAY

Deed Page:

FORT WORTH, TX 76244 Instrument: <u>D217129112</u>

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|-----------|----------------|-------------|-----------|
| FRISS DAVID;FRISS STELLA | 9/27/2007 | D207352043 | 0000000 | 0000000 |
| STANDARD PACIFIC OF TEXAS LP | 2/28/2007 | D207080187 | 0000000 | 0000000 |
| HILLWOOD ALLIANCE RESIDNTL LP | 1/1/2005 | 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 | \$514,202 | \$100,000 | \$614,202 | \$549,702 |
| 2023 | \$536,626 | \$100,000 | \$636,626 | \$499,729 |
| 2022 | \$434,179 | \$80,000 | \$514,179 | \$454,299 |
| 2021 | \$332,999 | \$80,000 | \$412,999 | \$412,999 |
| 2020 | \$334,544 | \$80,000 | \$414,544 | \$414,544 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.