

# Tarrant Appraisal District Property Information | PDF Account Number: 06527973

# LOCATION

### Address: 4808 BIRCHBEND LN

City: FORT WORTH Georeference: 31565-82-1 Subdivision: PARK GLEN ADDITION Neighborhood Code: 3K200P

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

## PROPERTY DATA

Legal Description: PARK GLEN ADDITION Block 82 Lot 1 Jurisdictions: CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) CFW PID #6 - RESIDENTIAL (605) KELLER ISD (907) State Code: A Year Built: 1993 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Latitude: 32.8739775213 Longitude: -97.2797573946 TAD Map: 2066-436 MAPSCO: TAR-036P



Site Number: 06527973 Site Name: PARK GLEN ADDITION-82-1 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,269 Percent Complete: 100% Land Sqft<sup>\*</sup>: 6,600 Land Acres<sup>\*</sup>: 0.1515 Pool: N

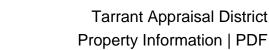
#### +++ Rounded.

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

### **OWNER INFORMATION**

Current Owner: OLSON BRIAN Primary Owner Address: 4808 BIRCHBEND LN FORT WORTH, TX 76137-1565

Deed Date: 11/19/2018 Deed Volume: Deed Page: Instrument: D218256621





Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRUZ JUAN CARLOS	8/15/2013	D213219596	000000	0000000
GISSEL MICHAEL A	5/17/1999	00138350000012	0013835	0000012
ALLEN DEBRA;ALLEN SHAWN	6/29/1993	00111360001879	0011136	0001879
HIGHLAND HOMES HOLDINGS LTD	5/7/1993	00110670001753	0011067	0001753
HILLWOOD/PARK GLEN LTD	1/1/1991	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$200,760	\$60,000	\$260,760	\$260,760
2023	\$205,512	\$60,000	\$265,512	\$239,644
2022	\$176,041	\$50,000	\$226,041	\$217,858
2021	\$148,053	\$50,000	\$198,053	\$198,053
2020	\$143,956	\$50,000	\$193,956	\$192,631

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.