



## LOCATION

**Address:** [217 KIRWIN DR](#)  
**City:** FORT WORTH  
**Georeference:** 34234-19-26  
**Subdivision:** RICHMOND ADDN - FT WORTH  
**Neighborhood Code:** 2N1004

**Latitude:** 32.9112355279  
**Longitude:** -97.3592716829  
**TAD Map:** 2042-452  
**MAPSCO:** TAR-020X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RICHMOND ADDN - FT WORTH  
Block 19 Lot 26

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 2020

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 800043686

**Site Name:** RICHMOND ADDN - FT WORTH 19 26

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,279

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

BROWN LILA M

**Primary Owner Address:**

217 KIRWIN DR  
FORT WORTH, TX 76131

**Deed Date:** 6/25/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220149861](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERITAGE HOMES OF TEXAS LLC	8/8/2019	<a href="#">D219176419</a>		

## 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$313,414	\$95,000	\$408,414	\$395,682
2023	\$357,171	\$70,000	\$427,171	\$359,711
2022	\$257,010	\$70,000	\$327,010	\$327,010
2021	\$234,403	\$70,000	\$304,403	\$304,403
2020	\$0	\$49,000	\$49,000	\$49,000

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

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- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 100 PCT 11.131

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.