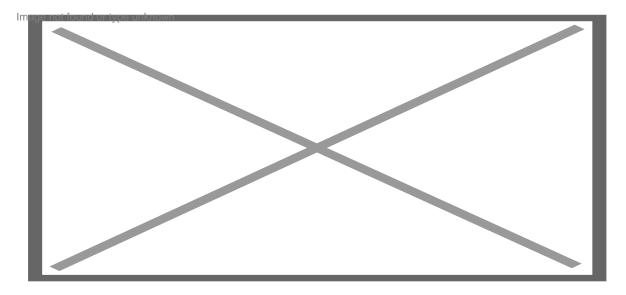


# Tarrant Appraisal District Property Information | PDF Account Number: 00494895

## Address: 4112 BIRCHMAN AVE

City: FORT WORTH Georeference: 6990-11-33-30 Subdivision: CHAMBERLAIN ARL HTS 1ST ADDN Neighborhood Code: 4C210A Latitude: 32.7349825246 Longitude: -97.3793086554 TAD Map: 2036-388 MAPSCO: TAR-075L





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

# **PROPERTY DATA**

### Legal Description: CHAMBERLAIN ARL HTS 1ST ADDN Block 11 Lot 33 34 & E13'32

### Jurisdictions:

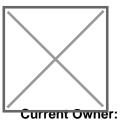
	Site Number: 00494895
CITY OF FORT WORTH (026)	Site Name: CHAMBERLAIN ARL HTS 1ST ADDN-11-33-30
TARRANT COUNTY (220)	- Site Class: A1 - Residential - Single Family
TARRANT REGIONAL WATER DISTRICT (2	223 <b>Site Class:</b> A1 - Residential - Single Family
TARRANT COUNTY HOSPITAL (224)	Parceis: 1
TARRANT COUNTY COLLEGE (225)	Approximate Size+++: 1,976
FORT WORTH ISD (905)	Percent Complete: 100%
State Code: A	Land Sqft*: 7,875
Year Built: 1950	Land Acres <sup>*</sup> : 0.1807
Agent: None	Pool: N
Protest Deadline Date: 5/15/2025	

#### +++ Rounded.

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

### **OWNER INFORMATION**





GELDARD GEORGE C GELDARD KENDALL

Primary Owner Address: 4112 BIRCHMAN AVE FORT WORTH, TX 76107-4307 Deed Date: 4/30/2001 Deed Volume: 0014858 Deed Page: 0000117 Instrument: 00148580000117

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAMPBELL ELIZABETH W	5/13/1992	000000000000000000000000000000000000000	000000	0000000
NIPPER ELIZABETH W	3/10/1992	00106360002013	0010636	0002013
NIPPER DONALD;NIPPER ELIZABETH	10/7/1981	00071930001054	0007193	0001054

## 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	\$291,875	\$178,125	\$470,000	\$415,804
2023	\$287,875	\$178,125	\$466,000	\$378,004
2022	\$189,868	\$178,132	\$368,000	\$343,640
2021	\$189,868	\$178,132	\$368,000	\$312,400
2020	\$134,000	\$150,000	\$284,000	\$284,000

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**

### • 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.