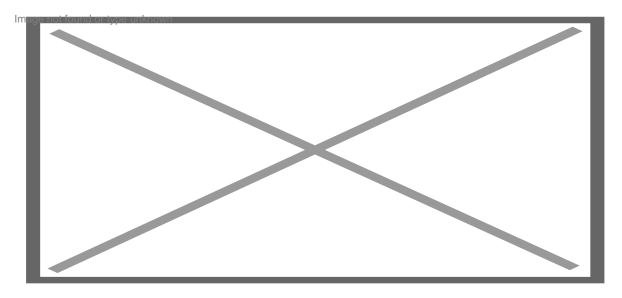


# Tarrant Appraisal District Property Information | PDF Account Number: 00495026

# Address: 4236 BIRCHMAN AVE

City: FORT WORTH Georeference: 6990-12-21 Subdivision: CHAMBERLAIN ARL HTS 1ST ADDN Neighborhood Code: 4C210A Latitude: 32.7350079541 Longitude: -97.3820361605 TAD Map: 2036-388 MAPSCO: TAR-075L





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

### PROPERTY DATA

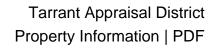
### Legal Description: CHAMBERLAIN ARL HTS 1ST ADDN Block 12 Lot 21 THRU 23

#### Jurisdictions:

CITY OF FORT WORTH (026)	<b>•</b> ••••••
	Site Number: 00495026
TARRANT REGIONAL WATER DISTRICT (2	Site Name: CHAMBERLAIN ARL HTS 1ST ADDN-12-21-20
TARRANT COUNTY HOSPITAL (224)	Síte Class: A1 - Residential - Single Family
TARRANT COUNTY COLLEGE (225)	Parcels: 1
FORT WORTH ISD (905)	Approximate Size+++: 2,139
State Code: A	Percent Complete: 100%
Year Built: 1939	Land Sqft <sup>*</sup> : 9,375
Personal Property Account: N/A	Land Acres <sup>*</sup> : 0.2152
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

#### Current Owner: PEARCE CHANCE

Primary Owner Address: 4236 BIRCHMAN AVE FORT WORTH, TX 76107-4309 Deed Date: 5/22/2012 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D212125061

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DIETH EDMUND;DIETH SUZANNE	4/26/2007	D207156845	000000	0000000
WHITE JACQUITTA A	9/21/1999	00140400000180	0014040	0000180
WHITE JAQUITTA A	4/24/1985	000000000000000000000000000000000000000	000000	0000000
WHITE JACQUITTA;WHITE JOHN E	12/31/1900	00068970000866	0006897	0000866

### 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	\$295,110	\$200,625	\$495,735	\$495,735
2023	\$287,648	\$200,625	\$488,273	\$455,624
2022	\$240,809	\$200,625	\$441,434	\$414,204
2021	\$181,427	\$200,625	\$382,052	\$376,549
2020	\$154,817	\$187,500	\$342,317	\$342,317

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.