

Tarrant Appraisal District Property Information | PDF Account Number: 00495069

Address: <u>4210 BIRCHMAN AVE</u>

City: FORT WORTH Georeference: 6990-12-34-30 Subdivision: CHAMBERLAIN ARL HTS 1ST ADDN Neighborhood Code: 4C210A Latitude: 32.7349982556 Longitude: -97.3810600244 TAD Map: 2036-388 MAPSCO: TAR-075L





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

PROPERTY DATA

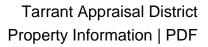
Legal Description: CHAMBERLAIN ARL HTS 1ST ADDN Block 12 Lot 34 E22'33 & W17'35

Jurisdictions:

CITY OF FORT WORTH (026)	Site Number: 00405060
TARRANT COUNTY (220)	Site Number: 00495069
TARRANT REGIONAL WATER DISTRICT (2	Site Name: CHAMBERLAIN ARL HTS 1ST ADDN-12-34-30
TARRANT COUNTY HOSPITAL (224)	Síte Class: A1 - Residential - Single Family
TARRANT COUNTY COLLEGE (225)	Parcels: 1
FORT WORTH ISD (905)	Approximate Size+++: 2,080
State Code: A	Percent Complete: 100%
Year Built: 1941	Land Sqft [*] : 8,000
Personal Property Account: N/A	Land Acres [*] : 0.1836
Agent: OWNWELL INC (12140) Protest Deadline Date: 5/15/2025	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: PRIEST DEBRA J

Primary Owner Address: 4210 BIRCHMAN AVE FORT WORTH, TX 76107-4309 Deed Date: 8/24/2011 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D211204855

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JONES NANCY S	7/21/1989	00096690000370	0009669	0000370
VANZANDT NANCY JONES;VANZANDT SANDRA	4/16/1978	00068660000417	0006866	0000417

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	\$299,000	\$180,000	\$479,000	\$466,116
2023	\$284,643	\$180,000	\$464,643	\$423,742
2022	\$238,711	\$180,000	\$418,711	\$385,220
2021	\$212,996	\$180,000	\$392,996	\$350,200
2020	\$168,364	\$150,000	\$318,364	\$318,364

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.