



**Address:** [3816 BIRCHMAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 13410-58-6  
**Subdivision:** FACTORY PLACE ADDITION  
**Neighborhood Code:** 4C210C

**Latitude:** 32.7346535424  
**Longitude:** -97.3739785139  
**TAD Map:** 2036-388  
**MAPSCO:** TAR-075M



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

## PROPERTY DATA

**Legal Description:** FACTORY PLACE ADDITION  
Block 58 Lot 6

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1942

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00902039

**Site Name:** FACTORY PLACE ADDITION-58-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,193

**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:**  
LESLIE BRADLEY J  
**Primary Owner Address:**  
3816 BIRCHMAN AVE  
FORT WORTH, TX 76107

**Deed Date:** 8/15/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224145807](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GASSNER ANNMARIE;VAN DE RIET ERIC	8/24/2020	<a href="#">D220212653</a>		
WIBLE SARAH L;WINTER JAMES R	7/31/2017	<a href="#">D217175088</a>		
HELLMAN PAUL R	4/30/2015	<a href="#">D215090057</a>		
EDWARDS BETTY LYNN FERRELL EST	10/14/1988	00094630001195	0009463	0001195
EDWARDS JAMES R	12/31/1900	00000000000000	0000000	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$208,000	\$150,000	\$358,000	\$358,000
2023	\$190,157	\$150,000	\$340,157	\$340,157
2022	\$125,000	\$150,000	\$275,000	\$275,000
2021	\$152,141	\$150,000	\$302,141	\$302,141
2020	\$110,000	\$150,000	\$260,000	\$260,000

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.