

Account Number: 00902039



Address: 3816 BIRCHMAN AVE

City: FORT WORTH
Georeference: 13410-58-6

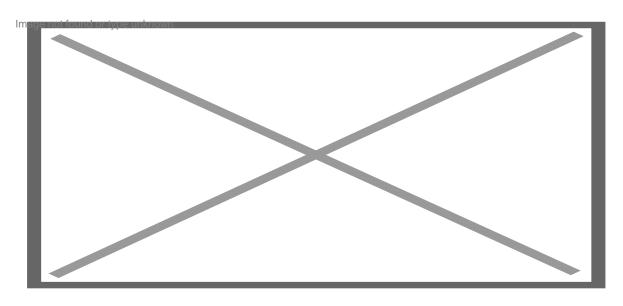
**Subdivision:** FACTORY PLACE ADDITION

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+++: 1,193
Percent Complete: 100%

**Land Sqft**\*: 6,000 **Land Acres**\*: 0.1377

Pool: N

+++ Rounded

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<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	D220212653		
WIBLE SARAH L;WINTER JAMES R	7/31/2017	D217175088		
HELLMAN PAUL R	4/30/2015	D215090057		
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*
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

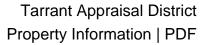
Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

• HOMESTEAD GENERAL 11.13(b)

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



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.

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