



Address: [3804 BIRCHMAN AVE](#)
City: FORT WORTH
Georeference: 13410-58-9
Subdivision: FACTORY PLACE ADDITION
Neighborhood Code: 4C210C

Latitude: 32.7346503239
Longitude: -97.3734975082
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 9

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: 1939

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 00902063

Site Name: FACTORY PLACE ADDITION-58-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 864

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

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:

WYSS DEREK

Primary Owner Address:

3804 BIRCHMAN AVE
FORT WORTH, TX 76107

Deed Date: 2/23/2021

Deed Volume:

Deed Page:

Instrument: [D221050727](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VAUGHN MATTHEW	1/8/2010	D210011088	0000000	0000000
Unlisted	9/9/2002	00159660000171	0015966	0000171
CANNIZZO KENNETH T	6/24/2002	00157690000451	0015769	0000451
CANNIZZO A MIZE;CANNIZZO KENNETH	5/15/1998	00132280000291	0013228	0000291
WILLIAMS ROBERT SCOTT	2/28/1997	00000000000000	0000000	0000000
HUBBARD 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	\$144,390	\$150,000	\$294,390	\$294,390
2023	\$138,824	\$150,000	\$288,824	\$288,824
2022	\$76,746	\$150,000	\$226,746	\$226,746
2021	\$93,751	\$150,000	\$243,751	\$218,789
2020	\$75,562	\$150,000	\$225,562	\$198,899

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



There are no exemptions for this property

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.