



Address: [4609 BIRCHMAN AVE](#)

City: FORT WORTH

Georeference: 6980-100-5

Subdivision: CHAMBERLAIN ARLINGTON HTS 1ST

Neighborhood Code: 4C210D

Latitude: 32.7345142961

Longitude: -97.3882226253

TAD Map: 2030-388

MAPSCO: TAR-075K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CHAMBERLAIN ARLINGTON
HTS 1ST Block 100 Lot 5 & 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)

Site Number: 00483591

Site Name: CHAMBERLAIN ARLINGTON HTS 1ST-100-5-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,846

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

Pool: N

State Code: A

Year Built: 1938

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$528,003

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

RAGOZZINO THOMAS

DOAN SARA

Primary Owner Address:

4609 BIRCHMAN AVE

FORT WORTH, TX 76107

Deed Date: 1/7/2021

Deed Volume:

Deed Page:

Instrument: [D221005148](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RICAL VENTURES LLC	9/30/2020	D220251307		
HEB HOMES LLC	9/29/2020	D220251309		
SANDERSON DARRELL;SANDERSON JULIE	8/14/1998	00133720000264	0013372	0000264
SHOOK JEFFREY ALAN	10/21/1988	00094400001867	0009440	0001867
SHOOK JEFFREY A;SHOOK MARTHA H	3/6/1984	00077630002058	0007763	0002058
OXFORD E A	12/31/1900	000000000000000	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	\$374,253	\$153,750	\$528,003	\$519,433
2024	\$374,253	\$153,750	\$528,003	\$472,212
2023	\$282,341	\$153,750	\$436,091	\$429,284
2022	\$236,508	\$153,750	\$390,258	\$390,258
2021	\$216,324	\$153,750	\$370,074	\$370,074
2020	\$101,723	\$150,000	\$251,723	\$251,723

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.