



Address: [4017 BIRCHMAN AVE](#)
City: FORT WORTH
Georeference: 13410-51-16-30
Subdivision: FACTORY PLACE ADDITION
Neighborhood Code: 4C210C

Latitude: 32.7341902873
Longitude: -97.3776124317
TAD Map: 2036-388
MAPSCO: TAR-075M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FACTORY PLACE ADDITION
Block 51 Lot 16 & W 8' 17

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: 1940

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$345,587

Protest Deadline Date: 5/24/2024

Site Number: 00900729

Site Name: FACTORY PLACE ADDITION-51-16-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,128

Percent Complete: 100%

Land Sqft^{*}: 6,960

Land Acres^{*}: 0.1597

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:

VANN ELIZABETH JANE

Primary Owner Address:

4017 BIRCHMAN AVE
FORT WORTH, TX 76107

Deed Date: 12/29/2017

Deed Volume:

Deed Page:

Instrument: [D217300111](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTUS FINANCIAL CORP	12/28/2017	D217300110		
UNDERWOOD JAMES C	9/30/2015	D215222143		
MWM INVESTMENTS LLC	3/4/2015	D215046718		
SANCHEZ ERIC J;SANCHEZ ETAL	3/24/2005	D205088436	0000000	0000000
KOPAL EDWARD J	4/13/2004	D204115442	0000000	0000000
HEIMBIGNER JARED;HEIMBIGNER M'LISS	7/12/2000	00144400000107	0014440	0000107
MINTER EDNA CLAER	11/6/1987	00091250000797	0009125	0000797
CLAER WALTER	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	\$181,187	\$164,400	\$345,587	\$345,587
2024	\$181,187	\$164,400	\$345,587	\$332,468
2023	\$174,633	\$164,400	\$339,033	\$302,244
2022	\$110,372	\$164,395	\$274,767	\$274,767
2021	\$121,059	\$164,395	\$285,454	\$273,513
2020	\$98,648	\$150,000	\$248,648	\$248,648

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.