



**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<sup>+++</sup>:** 1,128

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,960

**Land Acres<sup>\*</sup>:** 0.1597

**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:**

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	<a href="#">D217300110</a>		
UNDERWOOD JAMES C	9/30/2015	<a href="#">D215222143</a>		
MWM INVESTMENTS LLC	3/4/2015	<a href="#">D215046718</a>		
SANCHEZ ERIC J;SANCHEZ ETAL	3/24/2005	<a href="#">D205088436</a>	0000000	0000000
KOPAL EDWARD J	4/13/2004	<a href="#">D204115442</a>	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 <sup>+</sup>
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.