



Address: [3931 BIRCHMAN AVE](#)
City: FORT WORTH
Georeference: 13410-52-13
Subdivision: FACTORY PLACE ADDITION
Neighborhood Code: 4C210C

Latitude: 32.7341722321
Longitude: -97.3762897005
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 52 Lot 13

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: \$355,901

Protest Deadline Date: 5/24/2024

Site Number: 00900893

Site Name: FACTORY PLACE ADDITION-52-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,366

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:

FREDERICKSON COLIN JOHN
VARTIJA KRISTINA MIKAELA

Primary Owner Address:

3931 BIRCHMAN AVE
FORT WORTH, TX 76107

Deed Date: 4/26/2024

Deed Volume:

Deed Page:

Instrument: [D224073295](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
O'CONNELL KELLY LEIGH	8/22/2018	142-18-129338		
O'CONNELL KELLY M;O'CONNELL SHAWN EST	10/15/2004	D204327895	0000000	0000000
JOHNSON SANDRA GRAVES	5/24/2003	000000000000000	0000000	0000000
GRAVES JAMES DEMPSEY	1/13/2003	000000000000000	0000000	0000000
GRAVES HELEN;GRAVES JAMES D EST	12/31/1900	00028330000225	0002833	0000225

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	\$205,901	\$150,000	\$355,901	\$355,901
2024	\$205,901	\$150,000	\$355,901	\$331,650
2023	\$151,500	\$150,000	\$301,500	\$301,500
2022	\$143,614	\$150,000	\$293,614	\$293,614
2021	\$137,807	\$150,000	\$287,807	\$287,807
2020	\$112,368	\$150,000	\$262,368	\$262,368

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.