



**Address:** [3917 BIRCHMAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 13410-52-16  
**Subdivision:** FACTORY PLACE ADDITION  
**Neighborhood Code:** 4C210C

**Latitude:** 32.7341691957  
**Longitude:** -97.3758052103  
**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 16

**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:** 1944

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00900923

**Site Name:** FACTORY PLACE ADDITION-52-16

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,450

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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:**

JURAN LISA M

**Primary Owner Address:**

3917 BIRCHMAN AVE  
FORT WORTH, TX 76107-4402

**Deed Date:** 1/6/1995

**Deed Volume:** 0011856

**Deed Page:** 0000888

**Instrument:** 00118560000888

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JURAN LISA M;JURAN M BRANTS	1/7/1994	00114550001826	0011455	0001826
JURAN LISA M	12/21/1989	00097950001639	0009795	0001639
BRANTS MARIANNE	12/31/1900	00076520000989	0007652	0000989
NULL LIELA B	12/30/1900	00050990000464	0005099	0000464

## 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	\$63,694	\$150,000	\$213,694	\$213,694
2024	\$63,694	\$150,000	\$213,694	\$213,694
2023	\$61,054	\$150,000	\$211,054	\$211,054
2022	\$44,676	\$150,000	\$194,676	\$194,676
2021	\$42,715	\$150,000	\$192,715	\$192,715
2020	\$52,434	\$150,000	\$202,434	\$202,434

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.