



Address: [3819 BIRCHMAN AVE](#)
City: FORT WORTH
Georeference: 13410-53-16
Subdivision: FACTORY PLACE ADDITION
Neighborhood Code: 4C210C

Latitude: 32.73415607
Longitude: -97.3739919461
TAD Map: 2036-388
MAPSCO: TAR-075M



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

PROPERTY DATA

Legal Description: FACTORY PLACE ADDITION
Block 53 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: 1941

Personal Property Account: N/A

Agent: ROBERT OLA COMPANY LLC dba OLA TAX (00955)

Protest Deadline Date: 5/24/2024

Site Number: 00901148

Site Name: FACTORY PLACE ADDITION-53-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 987

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:

MILHOAN MADISON

Primary Owner Address:

3819 BIRCHMAN AVE
FORT WORTH, TX 76107

Deed Date: 5/21/2020

Deed Volume:

Deed Page:

Instrument: [D220148583-CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORRIS ARNOLD J III	5/12/2014	D214097943	0000000	0000000
LEWIS VENTURES LLC	2/5/2014	D214023858	0000000	0000000
MINSHEW JOHNNY	10/30/2007	D207393685	0000000	0000000
NIX;NIX MILTON JE JR	12/30/1999	D207393683	0000000	0000000
NIX MILTON JONES SR	5/8/1996	00123890000257	0012389	0000257
NIX MILTON J JR	4/15/1996	00123330000178	0012333	0000178
NIX MILTON J	11/2/1993	00113100001896	0011310	0001896
NIX MILTON J	8/25/1993	00112260000085	0011226	0000085
NIX MILTON JER JR	11/10/1986	00087450000438	0008745	0000438
MILAM O N	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	\$123,589	\$150,000	\$273,589	\$273,589
2024	\$144,279	\$150,000	\$294,279	\$294,279
2023	\$137,000	\$150,000	\$287,000	\$287,000
2022	\$87,000	\$150,000	\$237,000	\$237,000
2021	\$63,000	\$150,000	\$213,000	\$213,000
2020	\$43,418	\$150,000	\$193,418	\$193,418

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

There are no exemptions for this property

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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.