



Address: [3809 BIRCHMAN AVE](#)
City: FORT WORTH
Georeference: 13410-53-18
Subdivision: FACTORY PLACE ADDITION
Neighborhood Code: 4C210C

Latitude: 32.7341533321
Longitude: -97.3736760546
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 18

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: 1946

Personal Property Account: N/A

Agent: TEXAS PROPERTY TAX REDUCTIONS LLC (002246)

Protest Deadline Date: 5/24/2024

Site Number: 00901164

Site Name: FACTORY PLACE ADDITION-53-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,516

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:

RANDALL & SONS DEVELOPMENT LLC

Primary Owner Address:

2835 N HAMPTON DR
GRAND PRAIRIE, TX 75052

Deed Date: 7/13/2020

Deed Volume:

Deed Page:

Instrument: [D220166985](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAPSTONE CAPITAL PARTNERS LLC;CAPSTONE FUND LLC;FIRST KINGDOM INVESTMENT GROUP LP;GOTTLIEB HOWARD;ZUERCHER KENNETH	6/2/2020	D220131405		
PARTNERS W/BENEFITS PROPERTY GROUP LLC	6/22/2018	D218138205		
LARSON SUSANN LYNN	7/16/1996	00124630000349	0012463	0000349
FLORES CARLOS;FLORES SUSANN L	5/20/1988	00093330001073	0009333	0001073
SECRETARY OF HUD	10/7/1987	00091180002217	0009118	0002217
GULF AMERICAN MTG BANKERS INC	10/6/1987	00091030000166	0009103	0000166
HULREY BRUCE;HULREY PAMELA	8/12/1986	00086480002069	0008648	0002069
PERVIS A E	3/1/1983	00074600002361	0007460	0002361
JACKSON THOMAS S	12/31/1900	00074340000059	0007434	0000059
JACKSON THOMAS	12/30/1900	00072600001812	0007260	0001812

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	\$302,846	\$150,000	\$452,846	\$452,846
2024	\$302,846	\$150,000	\$452,846	\$452,846
2023	\$289,913	\$150,000	\$439,913	\$439,913
2022	\$182,340	\$150,000	\$332,340	\$332,340
2021	\$197,549	\$150,000	\$347,549	\$347,549
2020	\$170,335	\$150,000	\$320,335	\$320,335

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

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Tarrant Appraisal District Property Information | PDF

There are no exemptions for this property

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.