



Address: [4032 BIRCHMAN AVE](#)
City: FORT WORTH
Georeference: 13410-56-2
Subdivision: FACTORY PLACE ADDITION
Neighborhood Code: 4C210C

Latitude: 32.7346940757
Longitude: -97.3782879971
TAD Map: 2036-388
MAPSCO: TAR-075L



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 56 Lot 2

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: 1945

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 00901555

Site Name: FACTORY PLACE ADDITION-56-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,512

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:

JOHNS RICHARD C
JOHNS FLOR A

Primary Owner Address:

4032 BIRCHMAN AVE
FORT WORTH, TX 76107-4405

Deed Date: 6/4/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209168123](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNS FLOR BENAVIDES;JOHNS RICHARD C	12/29/2003	D204000099	0000000	0000000
MORGAN DEANA;MORGAN MITCHELL	11/1/2002	00161120000420	0016112	0000420
LUKER JASON CHURCH;LUKER KEITH S	10/31/2002	00161120000419	0016112	0000419
KENNON CHERYL;KENNON MICHAEL	3/16/1992	00105740000068	0010574	0000068
SECRETARY OF HUD	11/18/1991	00104730001218	0010473	0001218
STM MTG CO	11/5/1991	00104350000037	0010435	0000037
CASHION DASHELLE KAY	12/8/1986	000877300000658	0008773	0000658
LAWRENCE JULIE E	9/13/1985	00083600001689	0008360	0001689
OLD LINE INS CO	12/31/1900	000505000000940	0005050	0000940

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	\$119,546	\$150,000	\$269,546	\$269,546
2024	\$149,495	\$150,000	\$299,495	\$299,495
2023	\$149,495	\$150,000	\$299,495	\$299,495
2022	\$142,729	\$150,000	\$292,729	\$292,729
2021	\$122,138	\$150,000	\$272,138	\$272,138
2020	\$98,000	\$150,000	\$248,000	\$248,000

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.