



**Address:** [4016 BIRCHMAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 13410-56-6-30  
**Subdivision:** FACTORY PLACE ADDITION  
**Neighborhood Code:** 4C210C

**Latitude:** 32.7346887222  
**Longitude:** -97.3776750773  
**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 56 Lot 6 & E 1/2 5

**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:** 1939  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00901598  
**Site Name:** FACTORY PLACE ADDITION-56-6-30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,377  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,000  
**Land Acres<sup>\*</sup>:** 0.2066  
**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:**  
FRONK JOHN CHRISTOPHER  
**Primary Owner Address:**  
4016 BIRCHMAN AVE  
FORT WORTH, TX 76107

**Deed Date:** 6/12/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223103379](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCOFIELD HARRISON O;SCOFIELD STERETT	5/28/2019	<a href="#">D219114885</a>		
JUSSEN CANDACE	8/15/2013	<a href="#">D213228037</a>	0000000	0000000
POLLARD PENNY	3/21/2013	<a href="#">D213074174</a>	0000000	0000000
HEB HOMES LLC	3/20/2013	<a href="#">D213073342</a>	0000000	0000000
PELLONI VAUGHN A	5/15/2005	<a href="#">D213073341</a>	0000000	0000000
PELLONI MADELAINE ES;PELLONI VAUGHN	4/15/1994	00115440000024	0011544	0000024
ADMINISTRATOR VETERAN AFFAIRS	8/4/1993	00112060000800	0011206	0000800
SEARS MTG CORP	8/3/1993	00111850002047	0011185	0002047
ZACHA DAVID J;ZACHA LINDA	10/29/1986	00087320001979	0008732	0001979
DES CAMPS LYNDA	12/31/1900	00068950002015	0006895	0002015

## 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	\$209,542	\$195,000	\$404,542	\$404,542
2024	\$209,542	\$195,000	\$404,542	\$404,542
2023	\$202,105	\$195,000	\$397,105	\$355,849
2022	\$128,469	\$195,030	\$323,499	\$323,499
2021	\$141,197	\$195,030	\$336,227	\$331,840
2020	\$114,173	\$187,500	\$301,673	\$301,673

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)

Image not found or type unknown



## Tarrant Appraisal District Property Information | PDF

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.