



Address: [5109 BIRCHMAN AVE](#)
City: FORT WORTH
Georeference: 16983-ANE-5
Subdivision: HAMMOND, F M SUBDIVISION
Neighborhood Code: A4C050C

Latitude: 32.7345977321
Longitude: -97.3972994459
TAD Map: 2030-388
MAPSCO: TAR-075J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HAMMOND, F M SUBDIVISION
Block A Lot 5 NE LOT 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: 2007

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 04616790

Site Name: HAMMOND, F M SUBDIVISION-ANE-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,863

Percent Complete: 100%

Land Sqft^{*}: 3,125

Land Acres^{*}: 0.0717

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:

IRION RYAN J

IRION VICKY

Primary Owner Address:

PO BOX 11066

HONOLULU, HI 96828

Deed Date: 12/21/2016

Deed Volume:

Deed Page:

Instrument: [D216299181](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KRUGER CHRIS ETAL	11/26/2013	D213308331	0000000	0000000
SAINI JASON	11/20/2009	D209318254	0000000	0000000
WOODHAVEN NATIONAL BANK	4/7/2009	D209094485	0000000	0000000
STAUFFER JOHN D;STAUFFER SONYA J S	1/2/2007	D207039646	0000000	0000000
JMA INC	11/17/2006	D206376792	0000000	0000000
CLAIRE DAVID J	6/19/1990	00099610000988	0009961	0000988
BARROW EVELYN LENA	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	\$285,047	\$75,000	\$360,047	\$360,047
2024	\$285,047	\$75,000	\$360,047	\$360,047
2023	\$286,389	\$75,000	\$361,389	\$361,389
2022	\$199,841	\$75,000	\$274,841	\$274,841
2021	\$200,773	\$75,000	\$275,773	\$275,773
2020	\$201,703	\$75,000	\$276,703	\$276,703

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

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.