



**Address:** [352 BRANDING IRON TR](#)  
**City:** FORT WORTH  
**Georeference:** 1605-5-33  
**Subdivision:** BAR C RANCH  
**Neighborhood Code:** 2N100H

**Latitude:** 32.8873855529  
**Longitude:** -97.3690225855  
**TAD Map:** 2036-444  
**MAPSCO:** TAR-034J



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** BAR C RANCH Block 5 Lot 33  
**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)  
**State Code:** A  
**Year Built:** 2010  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$359,837  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41315642  
**Site Name:** BAR C RANCH-5-33  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,426  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,488  
**Land Acres<sup>\*</sup>:** 0.1259  
**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:**  
AVAKIAN JAMES  
AVAKIAN MARIA  
**Primary Owner Address:**  
352 BRANDING IRON TR  
FORT WORTH, TX 76131-4581

**Deed Date:** 2/10/2014  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D214039051](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STONE FINANCING LLC	11/26/2013	<a href="#">D214006606</a>	0000000	0000000
ETHRIDGE CONETTA DORA	12/21/2011	<a href="#">D211309332</a>	0000000	0000000
DR HORTON - TEXAS LTD	10/4/2010	<a href="#">D210250396</a>	0000000	0000000
CL REALTY LLC	12/31/2009	<a href="#">D210188863</a>	0000000	0000000
CL TEXAS LP	1/1/2007	000000000000000	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 <sup>+</sup>
2025	\$284,837	\$75,000	\$359,837	\$359,837
2024	\$284,837	\$75,000	\$359,837	\$327,611
2023	\$321,560	\$55,000	\$376,560	\$297,828
2022	\$255,470	\$55,000	\$310,470	\$270,753
2021	\$191,139	\$55,000	\$246,139	\$246,139
2020	\$192,014	\$55,000	\$247,014	\$247,014

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.