



## LOCATION

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**Address:** [5133 BIRCHMAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 16983-ANE-17  
**Subdivision:** HAMMOND, F M SUBDIVISION  
**Neighborhood Code:** 4C210D

**Latitude:** 32.7346061784  
**Longitude:** -97.3983032666  
**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

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**Legal Description:** HAMMOND, F M SUBDIVISION  
Block A Lot 17 NE LOT 17 & 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)

**Site Number:** 01168835  
**Site Name:** HAMMOND, F M SUBDIVISION-ANE-17-20  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,327  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,250  
**Land Acres<sup>\*</sup>:** 0.1434  
**Pool:** Y

**State Code:** A

**Year Built:** 1930

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

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**Current Owner:**

NGUYEN KHANH

**Primary Owner Address:**

5133 BIRCHMAN AVE  
FORT WORTH, TX 76107

**Deed Date:** 12/11/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215277554](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAMBERT KERRI;LAMBERT MICHAEL	7/1/2014	<a href="#">D214141432</a>	0000000	0000000
WESTRIDGE REAL ESTATE LTD	11/29/2004	<a href="#">D204371112</a>	0000000	0000000
DALTON BRIAN T;DALTON MELISA	7/1/2000	00000000000000	0000000	0000000
CASEY B DALTON;CASEY MELISA A	3/24/1995	00119300000422	0011930	0000422
CLAIRE DAVID J	3/31/1989	00095530001988	0009553	0001988
HARBERT HUGH P	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$435,081	\$153,750	\$588,831	\$523,654
2023	\$379,879	\$153,750	\$533,629	\$476,049
2022	\$279,022	\$153,750	\$432,772	\$432,772
2021	\$350,936	\$153,750	\$504,686	\$504,686
2020	\$328,228	\$150,000	\$478,228	\$478,228

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.