



Address: [3100 CHESSER BOYER RD](#)
City: FORT WORTH
Georeference: 31050-1-1
Subdivision: O'BRIEN ADDITION
Neighborhood Code: WH-North Fort Worth General

Latitude: 32.8021583086
Longitude: -97.3021262424
TAD Map: 2060-412
MAPSCO: TAR-063D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: O'BRIEN ADDITION Block 1 Lot 1

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: F1
Year Built: 1968
Personal Property Account: [08219745](#)
Agent: None
Notice Sent Date: 5/1/2025
Notice Value: \$777,729
Protest Deadline Date: 5/31/2024

Site Number: 80156770
Site Name: COMPONENT PARTS MACHINE CO
Site Class: WHStorage - Warehouse-Storage
Parcels: 1
Primary Building Name: CPI / 02070413
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 13,260
Net Leasable Area⁺⁺⁺: 12,658
Percent Complete: 100%
Land Sqft^{*}: 32,300
Land Acres^{*}: 0.7415
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:
WH O'BRIEN REAL ESTATE LLC
Primary Owner Address:
4470 HOMESTEAD DR
SOUTHLAKE, TX 76092-9213

Deed Date: 8/29/2014
Deed Volume:
Deed Page:
Instrument: [D214191113](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
O'BRIEN WILLIAM H	12/31/1900	0000000000000000	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	\$737,354	\$40,375	\$777,729	\$486,067
2024	\$364,681	\$40,375	\$405,056	\$405,056
2023	\$339,365	\$40,375	\$379,740	\$379,740
2022	\$324,275	\$40,375	\$364,650	\$364,650
2021	\$294,625	\$40,375	\$335,000	\$335,000
2020	\$295,103	\$40,375	\$335,478	\$335,478

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.