



Address: [3721 ARBORLAWN DR](#)
City: FORT WORTH
Georeference: 31300-10-19
Subdivision: OVERTON WEST ADDITION
Neighborhood Code: 4T003F

Latitude: 32.6948237279
Longitude: -97.3896838654
TAD Map: 2030-372
MAPSCO: TAR-089B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: OVERTON WEST ADDITION
Block 10 Lot 19

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: 1961

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$774,000

Protest Deadline Date: 5/24/2024

Site Number: 02103168

Site Name: OVERTON WEST ADDITION-10-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,601

Percent Complete: 100%

Land Sqft^{*}: 11,430

Land Acres^{*}: 0.2623

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:

BEVERIDGE CHRISTOPHER
BEVERIDGE R

Primary Owner Address:

3721 ARBORLAWN DR
FORT WORTH, TX 76109-3304

Deed Date: 8/6/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210198083](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NESSLEIN LORI;NESSLEIN PAUL	10/9/2006	D206323014	0000000	0000000
CARTER BRUCE A	7/22/2003	D203268597	0016974	0000267
IBA DOROTHY D	4/21/1997	00035640000635	0003564	0000635
IBA CLARENCE EST;IBA DOROTHY	12/31/1900	00035640000635	0003564	0000635

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	\$559,700	\$214,300	\$774,000	\$774,000
2024	\$559,700	\$214,300	\$774,000	\$723,265
2023	\$547,850	\$207,150	\$755,000	\$657,514
2022	\$536,785	\$207,112	\$743,897	\$597,740
2021	\$426,527	\$153,000	\$579,527	\$543,400
2020	\$341,000	\$153,000	\$494,000	\$494,000

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.