



Address: [4512 BRIARHAVEN RD](#)
City: FORT WORTH
Georeference: 31300-14-11
Subdivision: OVERTON WEST ADDITION
Neighborhood Code: 4T003F

Latitude: 32.6891180256
Longitude: -97.3901483238
TAD Map: 2030-368
MAPSCO: TAR-089F



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 14 Lot 11
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: 1966
Personal Property Account: N/A
Agent: PROPERTY TAX LOCK (11667)
Protest Deadline Date: 5/24/2024

Site Number: 02104245
Site Name: OVERTON WEST ADDITION-14-11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,210
Percent Complete: 100%
Land Sqft^{*}: 13,125
Land Acres^{*}: 0.3013
Pool: Y

+++ Rounded.
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
WADDELL FAMILY TRUST
Primary Owner Address:
4512 BRIARHAVEN RD
FORT WORTH, TX 76109

Deed Date: 5/18/2022
Deed Volume:
Deed Page:
Instrument: [D222130442](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WADDELL KARA D;WADDELL W WILLIAM	9/10/2014	D214200066		
MCGUIRK MEGAN G	8/24/2009	D209228797	0000000	0000000
WALKER GARY	6/11/2007	D207204375	0000000	0000000
TOLMAN LIZABETH A;TOLMAN RUSSELL K	1/1/1982	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 ⁺
2025	\$633,528	\$231,250	\$864,778	\$864,778
2024	\$633,528	\$231,250	\$864,778	\$863,818
2023	\$632,197	\$215,625	\$847,822	\$785,289
2022	\$609,356	\$215,644	\$825,000	\$713,899
2021	\$490,068	\$170,000	\$660,068	\$648,999
2020	\$419,999	\$170,000	\$589,999	\$589,999

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.