



Address: [2116 SPANISH TR](#)
City: WESTOVER HILLS
Georeference: 46230-8-4
Subdivision: WESTOVER HILLS ADDITION
Neighborhood Code: 4C110A

Latitude: 32.7392792158
Longitude: -97.4116611231
TAD Map: 2024-388
MAPSCO: TAR-074H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTOVER HILLS ADDITION
Block 8 Lot 3B 4 5 & 6A

Jurisdictions:
CITY OF WESTOVER HILLS (023)
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: 1977

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)

Notice Sent Date: 4/15/2025

Notice Value: \$9,961,796

Protest Deadline Date: 5/24/2024

Site Number: 03466256
Site Name: WESTOVER HILLS ADDITION-8-4-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 17,036
Percent Complete: 100%
Land Sqft^{*}: 70,131
Land Acres^{*}: 1.6099

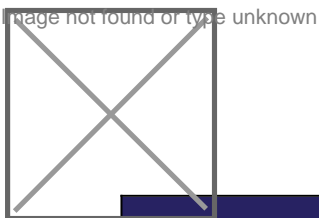
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
NOLAN STEPHEN
NOLAN SHANNON S
Primary Owner Address:
2116 SPANISH TR
FORT WORTH, TX 76107-3576

Deed Date: 6/3/2005
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D205164564](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ADX INC	3/10/2003	D204359892	0000000	0000000
HILL KENNETH A	6/26/1997	00128190000502	0012819	0000502
HILL BEVERELY;HILL KENNETH A	2/28/1994	00114710001551	0011471	0001551
YOUNG WILLIAM KELLY	5/19/1992	00106490002189	0010649	0002189
YOUNG CONSTANCE BOLIN	11/3/1986	00106490002141	0010649	0002141
YOUNG WILLIAM K	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	\$3,603,690	\$2,021,310	\$5,625,000	\$5,625,000
2024	\$3,644,821	\$1,855,179	\$5,500,000	\$5,500,000
2023	\$3,344,821	\$1,855,179	\$5,200,000	\$5,200,000
2022	\$3,830,556	\$1,703,575	\$5,534,131	\$4,918,684
2021	\$2,767,956	\$1,703,575	\$4,471,531	\$4,471,531
2020	\$2,808,704	\$1,703,575	\$4,512,279	\$4,512,279

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.