



**Address:** [3816 WESTERLY RD](#)  
**City:** BENBROOK  
**Georeference:** 46395-12-12  
**Subdivision:** WESTVALE ADDITION  
**Neighborhood Code:** 4W003M

**Latitude:** 32.7151529851  
**Longitude:** -97.457519245  
**TAD Map:** 2012-380  
**MAPSCO:** TAR-073U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WESTVALE ADDITION Block 12  
Lot 12

**Jurisdictions:**

CITY OF BENBROOK (003)  
TARRANT COUNTY (220)  
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

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03498425

**Site Name:** WESTVALE ADDITION-12-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,899

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,160

**Land Acres<sup>\*</sup>:** 0.2332

**Pool:** N

<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

**Current Owner:**

SPRADLIN JOHNNY

SPRADLIN BECKY

**Primary Owner Address:**

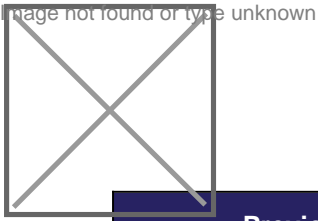
3816 WESTERLY RD  
FORT WORTH, TX 76116-8589

**Deed Date:** 3/23/2001

**Deed Volume:** 0014825

**Deed Page:** 0000072

**Instrument:** 00148250000072



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KELLY BONNEY EMMOGENE	10/6/1989	00097670001105	0009767	0001105
KELLY BONNEY D;KELLY PATRICK	10/28/1987	00091080000924	0009108	0000924
HITT THEODORE E	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	\$146,975	\$40,000	\$186,975	\$186,975
2024	\$146,975	\$40,000	\$186,975	\$186,975
2023	\$142,883	\$40,000	\$182,883	\$172,131
2022	\$126,037	\$40,000	\$166,037	\$156,483
2021	\$102,257	\$40,000	\$142,257	\$142,257
2020	\$97,098	\$40,000	\$137,098	\$137,098

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.