



**Address:** [45 WESTOVER RD](#)  
**City:** WESTOVER HILLS  
**Georeference:** A 193-1  
**Subdivision:** BISSETT, ROBERT SURVEY  
**Neighborhood Code:** 4C110A

**Latitude:** 32.7464128533  
**Longitude:** -97.4085667272  
**TAD Map:** 2024-392  
**MAPSCO:** TAR-074D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BISSETT, ROBERT SURVEY  
Abstract 193 Tract 1 1D & A1202 TR 1C 1D &  
WESTOVER HILLS BLK C LOT U2 LESS PRT  
EXEMPT 32% LAND VALUE

**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:** C1

**Year Built:** 1960

**Personal Property Account:** N/A

**Agent:** K E ANDREWS & COMPANY (00175)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$3,353,458

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

**Site Number:** 04716337

**Site Name:** BISSETT, ROBERT SURVEY-1-E1

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

**Parcels:** 2

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 1,493,533

**Land Acres<sup>\*</sup>:** 34.2868

**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:**

45 WEST LLC

**Primary Owner Address:**

201 MAIN ST STE 3200  
FORT WORTH, TX 76102

**Deed Date:** 12/31/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218037775](#)

| Previous Owners                       | Date       | Instrument                     | Deed Volume | Deed Page |
|---------------------------------------|------------|--------------------------------|-------------|-----------|
| BASS MANAGEMENT SURVIVOR'S TRUST, THE | 1/1/2009   | <a href="#">D218032779-CWD</a> |             |           |
| BASS NANCY LEE EST                    | 12/31/2008 | <a href="#">D209047528</a>     | 0000000     | 0000000   |
| BASS PERRY R TR                       | 7/15/1989  | 00112280002075                 | 0011228     | 0002075   |
| P R BASS & N L BASS MGT TRUST         | 7/14/1989  | 00097210001369                 | 0009721     | 0001369   |
| BASS PERRY R                          | 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 | \$0                | \$3,353,458 | \$3,353,458  | \$3,353,458                  |
| 2024 | \$0                | \$3,000,000 | \$3,000,000  | \$3,000,000                  |
| 2023 | \$0                | \$3,000,000 | \$3,000,000  | \$3,000,000                  |
| 2022 | \$0                | \$2,065,578 | \$2,065,578  | \$2,065,578                  |
| 2021 | \$0                | \$2,066,578 | \$2,066,578  | \$2,066,578                  |
| 2020 | \$0                | \$2,066,578 | \$2,066,578  | \$2,066,578                  |

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.