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Address: [3716 BRIARHAVEN RD](#)
City: FORT WORTH
Georeference: 31315-7-7
Subdivision: OVERTON WOODS ADDITION
Neighborhood Code: 4T021F

Latitude: 32.6948979515
Longitude: -97.399234764
TAD Map: 2030-372
MAPSCO: TAR-089A



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

PROPERTY DATA

Legal Description: OVERTON WOODS ADDITION
Block 7 Lot 7

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: 1987

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,442,246

Protest Deadline Date: 5/24/2024

Site Number: 04808142
Site Name: OVERTON WOODS ADDITION-7-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 5,081
Percent Complete: 100%
Land Sqft^{*}: 15,398
Land Acres^{*}: 0.3534
Pool: Y

+++ Rounded.

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

OWNER INFORMATION

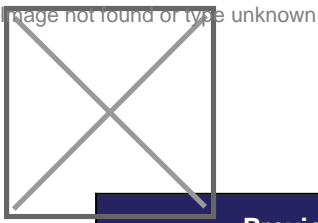
Current Owner:

RANELLE BRIAN D
RANELLE LYNN

Primary Owner Address:

3716 BRIARHAVEN RD
FORT WORTH, TX 76109-3246

Deed Date: 2/18/1988
Deed Volume: 0009248
Deed Page: 0001092
Instrument: 00092480001092



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RANELLE H WILLIAM TR	8/21/1986	00086580000492	0008658	0000492
IAN S SANDERSON INC	7/30/1985	00082590000356	0008259	0000356
BROWN CHARLES E;BROWN RUBY P	6/20/1985	00082190000680	0008219	0000680
ESTACADO PARTNERS	6/25/1984	00078680002225	0007868	0002225
CASSCO LAND CO INC	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 ⁺
2025	\$1,142,246	\$300,000	\$1,442,246	\$1,397,114
2024	\$1,142,246	\$300,000	\$1,442,246	\$1,270,104
2023	\$1,151,135	\$300,000	\$1,451,135	\$1,154,640
2022	\$749,673	\$300,000	\$1,049,673	\$1,049,673
2021	\$751,629	\$300,000	\$1,051,629	\$1,051,629
2020	\$738,225	\$300,000	\$1,038,225	\$996,218

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.