



Address: [3712 BRIARHAVEN RD](#)
City: FORT WORTH
Georeference: 31315-7-8
Subdivision: OVERTON WOODS ADDITION
Neighborhood Code: 4T021F

Latitude: 32.6951914892
Longitude: -97.3991453188
TAD Map: 2030-372
MAPSCO: TAR-089A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: OVERTON WOODS ADDITION
Block 7 Lot 8

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: 1985
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$1,143,585
Protest Deadline Date: 5/24/2024

Site Number: 04808150
Site Name: OVERTON WOODS ADDITION-7-8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,639
Percent Complete: 100%
Land Sqft^{*}: 18,171
Land Acres^{*}: 0.4171
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:
BUCHANAN SAM W
Primary Owner Address:
3712 BRIARHAVEN RD
FORT WORTH, TX 76109

Deed Date: 3/6/2015
Deed Volume:
Deed Page:
Instrument: [D215106827](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUCHANAN SAM W;BUCHANAN TULISHA L	12/13/1999	00141420000122	0014142	0000122
MANGUM STEPHEN F	6/10/1999	00138650000423	0013865	0000423
EUBANK JEFFERY S;EUBANK MEDORA	12/1/1986	00087630000646	0008763	0000646
MAX EUBANK ROOFING CO	10/17/1984	00079820000358	0007982	0000358
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	\$843,585	\$300,000	\$1,143,585	\$1,137,131
2024	\$843,585	\$300,000	\$1,143,585	\$1,033,755
2023	\$850,172	\$300,000	\$1,150,172	\$939,777
2022	\$554,343	\$300,000	\$854,343	\$854,343
2021	\$555,853	\$300,000	\$855,853	\$855,853
2020	\$546,192	\$300,000	\$846,192	\$835,112

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.