



**Address:** [3709 BRIARHAVEN RD](#)  
**City:** FORT WORTH  
**Georeference:** 31315-8-7  
**Subdivision:** OVERTON WOODS ADDITION  
**Neighborhood Code:** 4T021F

**Latitude:** 32.6947375591  
**Longitude:** -97.3985849362  
**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 8 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:** 1984

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$1,229,661

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

**Site Number:** 04808290

**Site Name:** OVERTON WOODS ADDITION-8-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,669

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 14,655

**Land Acres<sup>\*</sup>:** 0.3364

**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:**

HUTCHISON KARI  
HUTCHISON OWEN

**Primary Owner Address:**

3709 BRIARHAVEN  
FORT WORTH, TX 76109

**Deed Date:** 2/17/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218034906](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN INTERNATIONAL RELOCATION SOLUTIONS LLC	2/16/2018	<a href="#">D218034905</a>		
KINDER ASHLEY J;KINDER DUSTIN C	12/28/2016	<a href="#">D216302957</a>		
HALDER LINDA L	4/12/2016	04122016		
HALDER LINDA L;HALDER RONALD V	8/7/2001	00150810000470	0015081	0000470
KERR BOBBIE;KERR KENNETH W	4/11/1983	00074830001511	0007483	0001511
CASSCO LAND CO	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	\$929,661	\$300,000	\$1,229,661	\$1,208,180
2024	\$929,661	\$300,000	\$1,229,661	\$1,098,345
2023	\$934,295	\$300,000	\$1,234,295	\$998,495
2022	\$607,723	\$300,000	\$907,723	\$907,723
2021	\$607,553	\$300,000	\$907,553	\$865,150
2020	\$565,544	\$300,000	\$865,544	\$786,500

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.