



Address: [4304 BRIARHAVEN RD](#)
City: FORT WORTH
Georeference: 46035-82A-7
Subdivision: WESTCLIFF ADDITION
Neighborhood Code: 4T003B

Latitude: 32.6904778971
Longitude: -97.3872613139
TAD Map: 2030-372
MAPSCO: TAR-089F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTCLIFF ADDITION Block
82A Lot 7 BLK 82A LTS 6R2 & 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: 1985

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00014)

Protest Deadline Date: 5/24/2024

Site Number: 04828666

Site Name: WESTCLIFF ADDITION-82A-7-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,182

Percent Complete: 100%

Land Sqft^{*}: 17,487

Land Acres^{*}: 0.4014

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

NICHOLS CADE DOUGLAS

NICHOLS ALEXANDRA CAITLIN

Primary Owner Address:

4304 BRIARHAVEN RD
FORT WORTH, TX 76109

Deed Date: 4/15/2022

Deed Volume:

Deed Page:

Instrument: [D222100661](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON MARY CATHERINE	1/23/2014	D214015681	0000000	0000000
WOOD JUDITH ANN	9/30/2003	D203465611	0000000	0000000
WOOD GREG JR;WOOD JUDITH	6/8/1987	00089720000177	0008972	0000177
BOLS INC	9/27/1985	00083220000300	0008322	0000300
MOTHERAL DEVELOPMENT 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	\$825,130	\$274,870	\$1,100,000	\$1,100,000
2024	\$911,858	\$274,870	\$1,186,728	\$1,186,728
2023	\$1,287,017	\$237,435	\$1,524,452	\$1,524,452
2022	\$1,026,373	\$237,473	\$1,263,846	\$916,623
2021	\$643,294	\$190,000	\$833,294	\$833,294
2020	\$643,294	\$190,000	\$833,294	\$833,294

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.