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Address: [4966 WESTBRIAR DR](#)
City: FORT WORTH
Georeference: 31315-9R1-31R
Subdivision: OVERTON WOODS ADDITION
Neighborhood Code: 4T021D

Latitude: 32.6988133581
Longitude: -97.3966164129
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 9R1 Lot 31R & PART OF COMMON AREA

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)

Site Number: 06035884
Site Name: OVERTON WOODS ADDITION-9R1-31R-40
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,079
Percent Complete: 100%
Land Sqft^{*}: 6,400
Land Acres^{*}: 0.1469
Pool: N

State Code: A

Year Built: 1994

Personal Property Account: N/A

Agent: MELVIN HAAS (X00177)

Notice Sent Date: 4/15/2025

Notice Value: \$1,102,675

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

HAAS GWEN

Primary Owner Address:

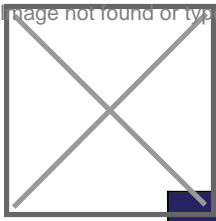
4966 WESTBRIAR DR
FORT WORTH, TX 76109-3132

Deed Date: 1/17/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208024365](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOWARD HERBERT H	3/22/1994	00115040002165	0011504	0002165
STAHALA RAY JONES	12/22/1992	00108930000167	0010893	0000167
TEXAS COMMERCE BANK	2/4/1992	00105220002046	0010522	0002046
BELLAIRE LAND CORP	1/1/1986	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	\$1,002,675	\$100,000	\$1,102,675	\$1,053,967
2024	\$1,002,675	\$100,000	\$1,102,675	\$958,152
2023	\$832,310	\$100,000	\$932,310	\$871,047
2022	\$691,861	\$100,000	\$791,861	\$791,861
2021	\$766,063	\$100,000	\$866,063	\$866,063
2020	\$723,808	\$100,000	\$823,808	\$823,808

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.