



**Address:** [4956 WESTBRIAR DR](#)  
**City:** FORT WORTH  
**Georeference:** 31315-9R1-36R  
**Subdivision:** OVERTON WOODS ADDITION  
**Neighborhood Code:** 4T021D

**Latitude:** 32.6995407128  
**Longitude:** -97.3960190472  
**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 9R1LOT 36R & 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:** 06036236  
**Site Name:** OVERTON WOODS ADDITION-9R1-36R-40  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,901  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,775  
**Land Acres<sup>\*</sup>:** 0.2014  
**Pool:** N

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** THE RAY TAX GROUP LLC (01008)

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

**Notice Value:** \$1,167,244

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

<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:**

BADER JOHN A  
BADER JANA G

**Primary Owner Address:**

4956 WESTSBRIAR DR  
FORT WORTH, TX 76109

**Deed Date:** 6/25/1996  
**Deed Volume:** 0012412  
**Deed Page:** 0001934  
**Instrument:** 00124120001934

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THOMAS LAWRENCE E;THOMAS MARY E	12/22/1992	001089300000089	0010893	0000089
TEXAS COMMERCE BANK	2/4/1992	00105220002046	0010522	0002046
BELLAIRE LAND CORP	1/1/1986	000000000000000	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	\$903,299	\$100,000	\$1,003,299	\$990,264
2024	\$1,067,244	\$100,000	\$1,167,244	\$900,240
2023	\$871,478	\$100,000	\$971,478	\$818,400
2022	\$644,000	\$100,000	\$744,000	\$744,000
2021	\$644,000	\$100,000	\$744,000	\$744,000
2020	\$644,000	\$100,000	\$744,000	\$744,000

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.