



Address: [4512 WESTBURY DR](#)
City: COLLEYVILLE
Georeference: 23265-1-2
Subdivision: LAKES OF SOMERSET, THE
Neighborhood Code: 3C040P

Latitude: 32.8760432476
Longitude: -97.151470475
TAD Map: 2102-440
MAPSCO: TAR-039R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKES OF SOMERSET, THE
Block 1 Lot 2

Jurisdictions:

CITY OF COLLEYVILLE (005)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)

State Code: A

Year Built: 1994

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$947,871

Protest Deadline Date: 5/24/2024

Site Number: 06395686

Site Name: LAKES OF SOMERSET, THE-1-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,161

Percent Complete: 100%

Land Sqft^{*}: 20,054

Land Acres^{*}: 0.4603

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

POI TYLER JOSEPH
POI CANSU

Primary Owner Address:

4512 WESTBURY DR
COLLEYVILLE, TX 76034

Deed Date: 3/22/2024

Deed Volume:

Deed Page:

Instrument: [D224049807](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FOX TRAIL TRUST	12/3/2019	D224049806 CWD		
WEIRICH MARIE E	2/10/1995	00118820000677	0011882	0000677
NEWPORT CLASSIC HOMES INC	9/6/1994	00117240000220	0011724	0000220
RAPHAEL STEPHEN T	4/19/1991	00102390001703	0010239	0001703
LAKES OF SOMERSET INC	1/1/1989	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	\$717,671	\$230,200	\$947,871	\$947,871
2024	\$717,671	\$230,200	\$947,871	\$726,000
2023	\$671,800	\$230,200	\$902,000	\$660,000
2022	\$369,800	\$230,200	\$600,000	\$600,000
2021	\$461,880	\$138,120	\$600,000	\$568,726
2020	\$378,904	\$138,120	\$517,024	\$517,024

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.