



Address: [4516 WESTBURY DR](#)
City: COLLEYVILLE
Georeference: 23265-1-3
Subdivision: LAKES OF SOMERSET, THE
Neighborhood Code: 3C040P

Latitude: 32.8763281212
Longitude: -97.1514674206
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 3

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: 1992

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$1,363,771

Protest Deadline Date: 5/24/2024

Site Number: 06395694

Site Name: LAKES OF SOMERSET, THE-1-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 6,000

Percent Complete: 100%

Land Sqft^{*}: 20,054

Land Acres^{*}: 0.4603

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

SOLTANI MOHSEN

Primary Owner Address:

4516 WESTBURY DR
COLLEYVILLE, TX 76034

Deed Date: 2/3/2025

Deed Volume:

Deed Page:

Instrument: [D225017399](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MUJEIN ADELISA;RAMOVIE ELVIS	7/7/2021	D221196074		
DRIES DENA A;DRIES ERIK J	1/11/2018	D218009443		
TELLEZ JUAN M;TELLEZ KATHLEEN A	8/26/2009	D209248525	0000000	0000000
TELLEZ JUAN M;TELLEZ KATHLEEN A	8/25/2009	D209234916	0000000	0000000
TELLEZ JUAN;TELLEZ KATHLEEN	2/12/2003	00164030000237	0016403	0000237
TELLEZ JUAN;TELLEZ KATHLEEN	10/3/1991	00104200001976	0010420	0001976
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	\$966,800	\$230,200	\$1,197,000	\$1,197,000
2024	\$1,133,571	\$230,200	\$1,363,771	\$1,288,485
2023	\$1,137,533	\$230,200	\$1,367,733	\$1,167,277
2022	\$830,961	\$230,200	\$1,061,161	\$1,061,161
2021	\$596,955	\$138,120	\$735,075	\$735,075
2020	\$604,380	\$138,120	\$742,500	\$742,500

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.