



Address: [4964 OBRIEN WAY](#)
City: FORT WORTH
Georeference: 17781C-68-8
Subdivision: HERITAGE ADDITION-FORT WORTH
Neighborhood Code: 3K800A

Latitude: 32.9072607404
Longitude: -97.2789667092
TAD Map: 2066-448
MAPSCO: TAR-022X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HERITAGE ADDITION-FORT WORTH Block 68 Lot 8

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CFW PID #7 HERITAGE - RESIDENTIAL (608)
KELLER ISD (907)

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Notice Sent Date: 4/15/2025

Notice Value: \$372,381

Protest Deadline Date: 5/24/2024

Site Number: 40234576

Site Name: HERITAGE ADDITION-FORT WORTH-68-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,678

Percent Complete: 100%

Land Sqft^{*}: 5,662

Land Acres^{*}: 0.1299

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:

ANH TUAN DONG AND ANH LAN NGUYEN LIVING TRUST

Primary Owner Address:

4964 OBRIEN WAY
FORT WORTH, TX 76244

Deed Date: 5/3/2024

Deed Volume:

Deed Page:

Instrument: [D224231691](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---|------------|----------------------------|-------------|-----------|
| DONG ANH TUAN;NGUYEN ANH LAN | 2/14/2019 | D219029243 | | |
| NATIONAL RESIDENTIAL NOMINEE SERVICES INC | 2/14/2019 | D219029242 | | |
| MOLINA VICTOR ORTIZ;ORTIZ HEIDI | 6/2/2016 | D216120085 | | |
| THOMPSON TIFFAN;THOMPSON TRAVIS D | 10/31/2006 | D206360656 | 0000000 | 0000000 |
| FIRST TEXAS HOMES INC | 1/5/2005 | D205011515 | 0000000 | 0000000 |
| TOUSA HOMES INC | 1/1/2003 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$282,486 | \$75,000 | \$357,486 | \$357,486 |
| 2024 | \$297,381 | \$75,000 | \$372,381 | \$372,381 |
| 2023 | \$358,000 | \$75,000 | \$433,000 | \$356,345 |
| 2022 | \$289,909 | \$65,000 | \$354,909 | \$323,950 |
| 2021 | \$229,500 | \$65,000 | \$294,500 | \$294,500 |
| 2020 | \$229,500 | \$65,000 | \$294,500 | \$294,500 |

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

There are no exemptions for this property

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.