



Address: [4945 OBRIEN WAY](#)
City: FORT WORTH
Georeference: 17781C-69-28
Subdivision: HERITAGE ADDITION-FORT WORTH
Neighborhood Code: 3K800A

Latitude: 32.9080982257
Longitude: -97.2791346718
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 69 Lot 28

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: 2004

Personal Property Account: N/A

Agent: RYAN LLC (00672F)

Protest Deadline Date: 5/24/2024

Site Number: 40235181

Site Name: HERITAGE ADDITION-FORT WORTH-69-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,496

Percent Complete: 100%

Land Sqft^{*}: 7,405

Land Acres^{*}: 0.1699

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:

SN DFW LLC

Primary Owner Address:

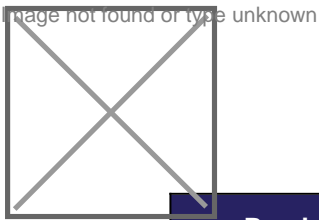
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 85258

Deed Date: 7/22/2021

Deed Volume:

Deed Page:

Instrument: [D221211570](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
APP DAVID	12/28/2004	D205010012	0000000	0000000
FIRST TEXAS HOMES INC	11/20/2003	D203454406	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	\$317,142	\$75,000	\$392,142	\$392,142
2024	\$317,142	\$75,000	\$392,142	\$392,142
2023	\$364,273	\$75,000	\$439,273	\$439,273
2022	\$263,766	\$65,000	\$328,766	\$328,766
2021	\$248,277	\$65,000	\$313,277	\$313,069
2020	\$219,608	\$65,000	\$284,608	\$284,608

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.