



**Address:** [4016 WESTMONT CT](#)  
**City:** BEDFORD  
**Georeference:** 13528-A-22  
**Subdivision:** FAIRMONT VILLAS ADDITION  
**Neighborhood Code:** 3X030P

**Latitude:** 32.8659481284  
**Longitude:** -97.1159474804  
**TAD Map:** 2114-436  
**MAPSCO:** TAR-040V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FAIRMONT VILLAS ADDITION  
Block A Lot 22

**Jurisdictions:**

CITY OF BEDFORD (002)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HURST-EULESS-BEDFORD ISD (916)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40416291

**Site Name:** FAIRMONT VILLAS ADDITION-A-22

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,988

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,906

**Land Acres<sup>\*</sup>:** 0.1126

**Pool:** N

<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:**

WATTS JORDAN L

**Primary Owner Address:**

4016 WESTMONT CT  
BEDFORD, TX 76021

**Deed Date:** 1/14/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222014450](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EVARTT FRANKLIN EST	4/26/2017	142-17-064569		
EVARTT BARBARA;EVARTT FRANKLIN EST	8/23/2007	<a href="#">D207304553</a>	0000000	0000000
HATCHER DOREEN T	5/3/2006	<a href="#">D206139510</a>	0000000	0000000
GUNTER CONSTRUCTION INC	8/8/2005	<a href="#">D205254000</a>	0000000	0000000
FAIRMONT VILLAS LTD	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 <sup>+</sup>
2025	\$371,501	\$90,000	\$461,501	\$461,501
2024	\$371,501	\$90,000	\$461,501	\$461,501
2023	\$373,265	\$75,000	\$448,265	\$448,265
2022	\$341,415	\$75,000	\$416,415	\$416,415
2021	\$326,869	\$75,000	\$401,869	\$401,869
2020	\$297,676	\$75,000	\$372,676	\$372,676

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.