

Tarrant Appraisal District

Property Information | PDF

Account Number: 40416380

Address: 4013 WESTMONT CT

City: BEDFORD

Georeference: 13528-A-30

Subdivision: FAIRMONT VILLAS ADDITION

Neighborhood Code: 3X030P

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

## **PROPERTY DATA**

Legal Description: FAIRMONT VILLAS ADDITION

Block A Lot 30

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: 2012

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

**Site Number:** 40416380

**Site Name:** FAIRMONT VILLAS ADDITION-A-30 **Site Class:** A1 - Residential - Single Family

Latitude: 32.8658653242

**TAD Map:** 2114-436 **MAPSCO:** TAR-040V

Longitude: -97.116468649

Parcels: 1

Approximate Size+++: 2,747
Percent Complete: 100%

Land Sqft\*: 4,620 Land Acres\*: 0.1060

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

Current Owner:

HARRISON PATRICIA

Primary Owner Address:

Deed Date: 11/6/2015

Deed Volume:

Deed Page:

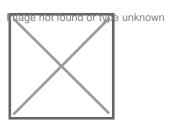
4013 WESTMIONT CT
BEDFORD, TX 76021

Instrument: D215255964

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TATUM ALVIN DERWO JR	3/8/2013	D213060264	0000000	0000000
AMERICAN LIFE HOMES LLC	3/23/2012	D212077012	0000000	0000000
FAIRMONT VILLAS LTD	1/1/2003	0000000000000	0000000	0000000

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$461,949	\$90,000	\$551,949	\$551,949
2024	\$461,949	\$90,000	\$551,949	\$551,949
2023	\$464,073	\$75,000	\$539,073	\$539,073
2022	\$424,197	\$75,000	\$499,197	\$499,197
2021	\$405,950	\$75,000	\$480,950	\$480,950
2020	\$368,356	\$75,000	\$443,356	\$443,356

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.