



**Address:** [4013 WESTMONT CT](#)  
**City:** BEDFORD  
**Georeference:** 13528-A-30  
**Subdivision:** FAIRMONT VILLAS ADDITION  
**Neighborhood Code:** 3X030P

**Latitude:** 32.8658653242  
**Longitude:** -97.116468649  
**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 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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,747

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,620

**Land Acres<sup>\*</sup>:** 0.1060

**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:**

HARRISON PATRICIA

**Primary Owner Address:**

4013 WESTMONT CT  
BEDFORD, TX 76021

**Deed Date:** 11/6/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215255964](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TATUM ALVIN DERWO JR	3/8/2013	<a href="#">D213060264</a>	0000000	0000000
AMERICAN LIFE HOMES LLC	3/23/2012	<a href="#">D212077012</a>	0000000	0000000
FAIRMONT VILLAS LTD	1/1/2003	0000000000000000	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	\$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.

+ 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.