



**Address:** [4740 MCBREYER PL](#)  
**City:** FORT WORTH  
**Georeference:** 17781C-93-1  
**Subdivision:** HERITAGE ADDITION-FORT WORTH  
**Neighborhood Code:** 3K800G

**Latitude:** 32.9135411226  
**Longitude:** -97.2839857352  
**TAD Map:** 2066-452  
**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 93 Lot 1

**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:** 2008

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$532,182

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

**Site Number:** 40842177

**Site Name:** HERITAGE ADDITION-FORT WORTH-93-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,882

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,276

**Land Acres<sup>\*</sup>:** 0.1899

**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:**

CONANT JIMMY M

CONANT SANDRA

**Primary Owner Address:**

4740 MCBREYER PL

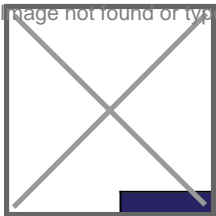
KELLER, TX 76244-6081

**Deed Date:** 3/31/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209089679](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
STANDARD PACIFIC OF TEXAS LP	9/1/2006	<a href="#">D206277101</a>	0000000	0000000
HILLWOOD ALLIANCE RESIDENTIAL LP	1/1/2005	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	\$432,182	\$100,000	\$532,182	\$527,860
2024	\$432,182	\$100,000	\$532,182	\$479,873
2023	\$450,947	\$100,000	\$550,947	\$436,248
2022	\$365,211	\$80,000	\$445,211	\$396,589
2021	\$280,535	\$80,000	\$360,535	\$360,535
2020	\$281,831	\$80,000	\$361,831	\$361,831

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.