



Address: [4817 BRYCE AVE](#)
City: FORT WORTH
Georeference: 1842-35-9R
Subdivision: BAUGHMAN'S SUBD OF CH ARL HTS
Neighborhood Code: 4C121A

Latitude: 32.7393437795
Longitude: -97.3921120444
TAD Map: 2030-388
MAPSCO: TAR-075F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BAUGHMAN'S SUBD OF CH
ARL HTS Block 35 Lot 9R

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

Site Number: 41424026

Site Name: BAUGHMAN'S SUBD OF CH ARL HTS-35-9R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,803

Percent Complete: 100%

Land Sqft^{*}: 5,000

Land Acres^{*}: 0.1147

Pool: N

State Code: A

Year Built: 2010

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$774,245

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

ZERNELL PATRICK

Primary Owner Address:

4817 BRYCE
FORT WORTH, TX 76107

Deed Date: 3/4/2024

Deed Volume:

Deed Page:

Instrument: [D224037076](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEORA EDGAR FAMILY TRUST	8/26/2020	D220216902		
EDGAR LEORA T	8/25/2020	D220216274		
EDGAR JOHN M;EDGAR LEORA T	11/26/2019	D219273540		
DUBOSE LISA M SMITH;DUBOSE TARA R	6/28/2010	D210161314	0000000	0000000
HD TEXAS HOMES LLC	3/30/2010	D210079897	0000000	0000000
VILLAGE HOMES LP	8/12/2008	D208327453	0000000	0000000
FWRJM PROPERTIES LTD	1/1/2008	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	\$419,000	\$200,000	\$619,000	\$619,000
2024	\$574,245	\$200,000	\$774,245	\$530,129
2023	\$455,000	\$200,000	\$655,000	\$481,935
2022	\$292,736	\$150,000	\$442,736	\$438,123
2021	\$248,294	\$150,000	\$398,294	\$398,294
2020	\$289,678	\$165,000	\$454,678	\$454,678

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.