



Address: [4009 BRIARHAVEN CT](#)
City: FORT WORTH
Georeference: 31300-15-3
Subdivision: OVERTON WEST ADDITION
Neighborhood Code: 4T003F

Latitude: 32.6888402006
Longitude: -97.3879020368
TAD Map: 2030-368
MAPSCO: TAR-089F



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

PROPERTY DATA

Legal Description: OVERTON WEST ADDITION
Block 15 Lot 3

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)

State Code: A

Year Built: 1965

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02104407

Site Name: OVERTON WEST ADDITION-15-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,754

Percent Complete: 100%

Land Sqft^{*}: 26,726

Land Acres^{*}: 0.6135

Pool: N

⁺⁺⁺ Rounded.

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



OWNER INFORMATION

Current Owner:
MARY HAHN FAMILY TRUST
Primary Owner Address:
4009 BRIARHAVEN CT
FORT WORTH, TX 76109

Deed Date: 7/26/2023
Deed Volume:
Deed Page:
Instrument: [D223136422](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAHN MARY	1/13/2022	142-22-006274		
HAHN MARY;HAHN WALTER L EST	1/4/1994	00040480000258	0004048	0000258
HAHN MARY;HAHN WALTER L EST	1/2/1994	00113920000287	0011392	0000287
HAHN MARY;HAHN WALTER L EST	2/22/1965	00040480000258	0004048	0000258

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	\$0	\$0	\$0	\$0
2024	\$317,306	\$367,260	\$684,566	\$642,583
2023	\$328,176	\$283,630	\$611,806	\$584,166
2022	\$316,361	\$283,563	\$599,924	\$531,060
2021	\$270,282	\$212,500	\$482,782	\$482,782
2020	\$323,054	\$212,500	\$535,554	\$535,554

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.