

Account Number: 40842266



Address: 4812 MCBREYER PL

City: FORT WORTH

Georeference: 17781C-93-9

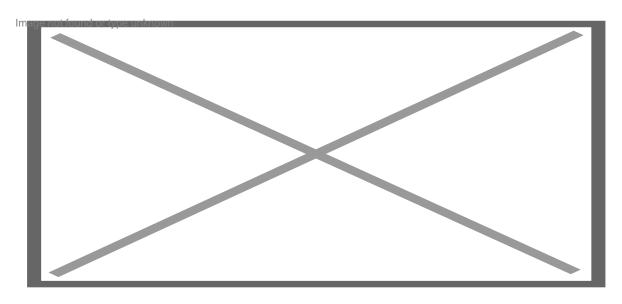
Subdivision: HERITAGE ADDITION-FORT WORTH

Neighborhood Code: 3K800G

Latitude: 32.9129343731 Longitude: -97.2824994117 TAD Map: 2066-452

MAPSCO: TAR-022X





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

## PROPERTY DATA

Legal Description: HERITAGE ADDITION-FORT

WORTH Block 93 Lot 9

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) Site Name: HERITAGE ADDITION-FORT WORTH Block 93 Lot 9

TARRANT COUNTY COLLEGE (225) Site Class: A1 - Residential - Single Family

CFW PID #7 HERITAGE - RESIDENTIA PAROSIS: 1

KELLER ISD (907) Approximate Size+++: 4,458
State Code: A Percent Complete: 100%

Year Built: 2013 Land Sqft\*: 11,761
Personal Property Account: N/A Land Acres\*: 0.2699

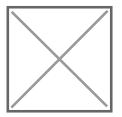
Agent: None Pool: Y

**Protest Deadline Date:** 5/15/2025

+++ Rounded.

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



## **OWNER INFORMATION**

**Current Owner:** 

BESSLER JAMES F Deed Date: 10/7/2020

BESSLER RAYANNE S

Primary Owner Address:

Deed Volume:

Deed Page:

4812 MCBREYER PL FORT WORTH, TX 76244 Instrument: D220262331

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KENNEDY MELISSA FAITH	4/14/2020	D220090321		
PETERSON FERN E	11/5/2016	D216261517		
BATSON KATHERINE A;PETERSON FERN E	11/4/2016	D216261517		
TULSANI LEENA;TULSANI RAVI	3/31/2014	D214062549	0000000	0000000
STANDARD PACIFIC OF TEXAS INC	12/27/2012	D213000419	0000000	0000000
HILLWOOD ALLIANCE RESIDNTL LP	1/1/2005	00000000000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$681,476	\$100,000	\$781,476	\$693,487
2023	\$709,872	\$100,000	\$809,872	\$630,443
2022	\$569,631	\$80,000	\$649,631	\$573,130
2021	\$441,027	\$80,000	\$521,027	\$521,027
2020	\$221,463	\$40,000	\$261,463	\$261,463

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

## **EXEMPTIONS / SPECIAL APPRAISAL**

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



• 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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