



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)
- TARRANT COUNTY COLLEGE (225)
- CFW PID #7 HERITAGE - RESIDENTIAL (606)
- KELLER ISD (907)

Site Number: 40842266
Site Name: HERITAGE ADDITION-FORT WORTH Block 93 Lot 9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 4,458
Percent Complete: 100%
Land Sqft*: 11,761
Land Acres*: 0.2699
Pool: Y

State Code: A
Year Built: 2013
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

+++ Rounded.
* 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
BESSLER RAYANNE S

Primary Owner Address:

4812 MCBREYER PL
FORT WORTH, TX 76244

Deed Date: 10/7/2020**Deed Volume:****Deed Page:****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 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 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.

+ 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.