



Address: [4801 BRYCE AVE](#)
City: FORT WORTH
Georeference: 1842-35-13R
Subdivision: BAUGHMAN'S SUBD OF CH ARL HTS
Neighborhood Code: 4C121A

Latitude: 32.7393379621
Longitude: -97.3914688202
TAD Map: 2030-388
MAPSCO: TAR-075F



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 13R

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: 2014

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41424069

Site Name: BAUGHMAN'S SUBD OF CH ARL HTS-35-13R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,962

Percent Complete: 100%

Land Sqft^{*}: 4,900

Land Acres^{*}: 0.1124

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:
REGAN JOHN CHARLES
Primary Owner Address:
4801 BRYCE AVE
FORT WORTH, TX 76107

Deed Date: 10/29/2019
Deed Volume:
Deed Page:
Instrument: [D219248190](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GILMORE EMILY;NOEL KIM	6/6/2014	D214118674		
VILLAGE HOMES LP	10/11/2013	D213271557	0000000	0000000
JAMES R HARRIS PROPERTIES LLC	12/30/2010	D211019472	0000000	0000000
VILLAGE HOMES LP	8/12/2008	D208327453	0000000	0000000
FWRJM PROPERTIES LTD	1/1/2008	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$0	\$0	\$0	\$0
2024	\$609,511	\$196,000	\$805,511	\$545,967
2023	\$612,286	\$196,000	\$808,286	\$496,334
2022	\$310,463	\$147,000	\$457,463	\$451,213
2021	\$263,194	\$147,000	\$410,194	\$410,194
2020	\$310,098	\$123,750	\$433,848	\$433,848

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.