



LOCATION

Address: [4712 BRIARHAVEN RD](#)
City: FORT WORTH
Georeference: 31300-12-20
Subdivision: OVERTON WEST ADDITION
Neighborhood Code: M4T03O

Latitude: 32.6892853287
Longitude: -97.392694836
TAD Map: 2030-368
MAPSCO: TAR-089F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: OVERTON WEST ADDITION
Block 12 Lot 20 LESS PORTION WITH EXEMPTION
(55% OF TOTAL VALUE)

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: B

Year Built: 1967

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02103869

Site Name: OVERTON WEST ADDITION-12-20-E1

Site Class: B - Residential - Multifamily

Parcels: 2

Approximate Size⁺⁺⁺: 3,176

Percent Complete: 100%

Land Sqft^{*}: 18,645

Land Acres^{*}: 0.4280

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:

HUTCHINSON JOHN
HUTCHINSON MARGARET

Primary Owner Address:

4714 BRIARHAVEN RD
FORT WORTH, TX 76109-4610

Deed Date: 5/29/2002

Deed Volume: 0015734

Deed Page: 0000264

Instrument: 00157340000264

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUTLER GREGORY V	5/31/2001	00149370000200	0014937	0000200
BRAXTON CAROLYN;BRAXTON MARION	9/15/2000	00145280000158	0014528	0000158
JOHNSON FLORENCE BULLOCK	12/30/1995	00000000000000	0000000	0000000
JOHNSON;JOHNSON ROBERT S ESTATE	1/1/1987	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	\$120,926	\$157,548	\$278,474	\$278,474
2023	\$1,100	\$261,221	\$262,321	\$262,321
2022	\$108,126	\$93,500	\$201,626	\$201,626
2021	\$32,512	\$93,500	\$126,012	\$126,012
2020	\$72,249	\$93,500	\$165,749	\$165,749

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

There are no exemptions for this property

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.