



**Address:** [4425 DUNWICK LN](#)  
**City:** FORT WORTH  
**Georeference:** 31280-20-2  
**Subdivision:** OVERTON PARK ADDITION  
**Neighborhood Code:** 4T003D

**Latitude:** 32.6980083536  
**Longitude:** -97.3887932171  
**TAD Map:** 2030-372  
**MAPSCO:** TAR-089B



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

## PROPERTY DATA

**Legal Description:** OVERTON PARK ADDITION  
Block 20 Lot 2

**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:** 1973

**Personal Property Account:** N/A

**Agent:** BRUCE PROPERTY TAX SOLUTIONS LLC (11277) **Pool:** Y

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

**Site Number:** 02097273

**Site Name:** OVERTON PARK ADDITION-20-2

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,422

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 22,410

**Land Acres<sup>\*</sup>:** 0.5144

+++ Rounded.

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



## OWNER INFORMATION

**Current Owner:**  
SHANNON BAUMGARDNER CHLD TRUST  
**Primary Owner Address:**  
4425 DUNWICK LN  
FORT WORTH, TX 76109

**Deed Date:** 1/15/2014  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D214013746](#)

| Previous Owners | Date       | Instrument     | Deed Volume | Deed Page |
|-----------------|------------|----------------|-------------|-----------|
| SHIVERS JOHN    | 6/1/1997   | 00128420000113 | 0012842     | 0000113   |
| SHIVERS JOHN S  | 12/31/1900 | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$864,228          | \$324,100   | \$1,188,328  | \$1,188,328                  |
| 2024 | \$864,228          | \$324,100   | \$1,188,328  | \$1,188,328                  |
| 2023 | \$1,021,816        | \$262,050   | \$1,283,866  | \$1,188,328                  |
| 2022 | \$914,326          | \$261,973   | \$1,176,299  | \$1,080,298                  |
| 2021 | \$772,089          | \$210,000   | \$982,089    | \$982,089                    |
| 2020 | \$710,958          | \$210,000   | \$920,958    | \$920,958                    |

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.