



Address: [4720 RANCH VIEW RD](#)
City: FORT WORTH
Georeference: 31300-21-12
Subdivision: OVERTON WEST ADDITION
Neighborhood Code: 4T021A

Latitude: 32.6982690452
Longitude: -97.3940380322
TAD Map: 2030-372
MAPSCO: TAR-089B



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

PROPERTY DATA

Legal Description: OVERTON WEST ADDITION
Block 21 Lot 12

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: C1

Year Built: 0

Personal Property Account: N/A

Agent: RYAN LLC (00320)

Protest Deadline Date: 5/15/2025

Site Number: 02106086

Site Name: OVERTON WEST ADDITION-21-12

Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 16,065

Land Acres^{*}: 0.3688

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:

EDWARDS GEREN LTD

Primary Owner Address:

4200 S HULEN ST STE 614
FORT WORTH, TX 76109-4988

Deed Date: 12/20/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212311860](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CASSCO LAND CO INC	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 ⁺
2025	\$0	\$180,000	\$180,000	\$180,000
2024	\$0	\$180,000	\$180,000	\$180,000
2023	\$0	\$180,000	\$180,000	\$180,000
2022	\$0	\$180,000	\$180,000	\$180,000
2021	\$0	\$180,000	\$180,000	\$180,000
2020	\$0	\$66,000	\$66,000	\$66,000

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.