

LOCATION

Address: [4405 RANCH VIEW RD](#)
City: FORT WORTH
Georeference: 31300-6-9
Subdivision: OVERTON WEST ADDITION
Neighborhood Code: 4T003F

Latitude: 32.6960114656
Longitude: -97.3875728108
TAD Map: 2030-372
MAPSCO: TAR-089B



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 6 Lot 9

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: 1964

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02101890
Site Name: OVERTON WEST ADDITION-6-9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,826
Percent Complete: 100%
Land Sqft^{*}: 12,065
Land Acres^{*}: 0.2769
Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

COCKRELL JOHN
COCKRELL LEE

Primary Owner Address:

4405 RANCH VIEW RD
FORT WORTH, TX 76109

Deed Date: 9/12/2014
Deed Volume:
Deed Page:
Instrument: [D214200761](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NIXON L W JR;NIXON LINDSEY	4/18/2012	D212094205	0000000	0000000
SELZER ELIZABETH;SELZER JOHN H	9/28/2001	00151790000095	0015179	0000095
PROSTOK JEFF	6/5/2000	00143770000426	0014377	0000426
SABOURIN JAMES;SABOURIN KATHERINE	1/29/1998	00130660000362	0013066	0000362
ERRINGTON CRAIG E;ERRINGTON MARY B	10/19/1994	00117680000647	0011768	0000647
CHRISTOPHER CHARI;CHRISTOPHER WILLIAM M	4/30/1985	00081240000795	0008124	0000795
STANFORD M DOLGINOFF	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	\$0	\$0	\$0
2024	\$545,350	\$220,650	\$766,000	\$766,000
2023	\$590,600	\$210,325	\$800,925	\$773,348
2022	\$559,707	\$210,293	\$770,000	\$703,044
2021	\$505,905	\$153,000	\$658,905	\$639,131
2020	\$428,028	\$153,000	\$581,028	\$581,028

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.