



LOCATION

Address: [4713 RANCH VIEW RD](#)
City: FORT WORTH
Georeference: 31300-20-16
Subdivision: OVERTON WEST ADDITION
Neighborhood Code: M4T03O

Latitude: 32.6974703803
Longitude: -97.3942995441
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 20 Lot 16 PORTION WITH EXEMPTIONS

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH (026)
Site Number: 02105837
Site Name: OVERTON WEST ADDITION Block 20 Lot 16 PORTION WITH EXEMPTIONS
Site Class: B - Residential - Multifamily
Parcels: 2
App (Est) Size **+++**: 3,966

State Code: B **Percent Complete:** 100%

Year Built: 1971 **Land Sqrt** *****: 12,900

Personal Property Accounts *****: N/A
Land Acres *****: 0.2961

Agent: None **Pool:** N

Protest

Deadline Date:
5/15/2025

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

KIME CHRISTOPHER A
KIME VERONICA M

Primary Owner Address:
4713 RANCH VIEW RD
FORT WORTH, TX 76109

Deed Date: 9/11/2015
Deed Volume:
Deed Page:
Instrument: [D215209980](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOFSTEIN MICHAEL ALLAN	2/5/2014	D214028412	0000000	0000000
HOFSTEIN ARTHUR I EST	3/26/1984	00077780001155	0007778	0001155
HOFSTEIN ARTHUR I;HOFSTEIN SUE ANN	2/22/1984	00077480001792	0007748	0001792

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	\$197,500	\$90,000	\$287,500	\$279,510
2023	\$185,000	\$90,000	\$275,000	\$254,100
2022	\$160,000	\$90,000	\$250,000	\$231,000
2021	\$120,000	\$90,000	\$210,000	\$210,000
2020	\$120,000	\$90,000	\$210,000	\$210,000

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

- 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.