



## LOCATION

**Address:** [4704 RANCH VIEW RD](#)  
**City:** FORT WORTH  
**Georeference:** 31300-21-8  
**Subdivision:** OVERTON WEST ADDITION  
**Neighborhood Code:** M4T03O

**Latitude:** 32.6972644414  
**Longitude:** -97.3934980441  
**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 21 Lot 8 PORTION WITH EXEMPTION 50%  
OF 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:** 1971

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02106035

**Site Name:** OVERTON WEST ADDITION-21-8-E1

**Site Class:** B - Residential - Multifamily

**Parcels:** 2

**Approximate Size<sup>+++</sup>:** 3,840

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,910

**Land Acres<sup>\*</sup>:** 0.3193

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

REYNOLDS JERRY E

**Primary Owner Address:**

4704 RANCH VIEW RD  
FORT WORTH, TX 76109-3237

**Deed Date:** 8/19/1999

**Deed Volume:** 0013975

**Deed Page:** 0000454

**Instrument:** 00139750000454

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ECKERT F ELIZABETH EST	2/9/1993	0000000000000000	0000000	0000000
ECKERT EDWIN G;ECKERT ELIZABETH	4/30/1973	00054410000470	0005441	0000470

## 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	\$0	\$0	\$0	\$0
2024	\$120,492	\$90,000	\$210,492	\$210,492
2023	\$150,520	\$90,000	\$240,520	\$206,018
2022	\$105,000	\$90,000	\$195,000	\$187,289
2021	\$80,263	\$90,000	\$170,263	\$170,263
2020	\$80,263	\$90,000	\$170,263	\$170,263

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.