



## LOCATION

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**Address:** [4501 RANCH VIEW RD](#)  
**City:** FORT WORTH  
**Georeference:** 31300-11-1  
**Subdivision:** OVERTON WEST ADDITION  
**Neighborhood Code:** 4T003F

**Latitude:** 32.695875986  
**Longitude:** -97.3896291687  
**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

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**Legal Description:** OVERTON WEST ADDITION  
Block 11 Lot 1 BLK 11 LOT 1 & ABST 1470 TR 1Y

**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:** 1963

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 04688813

**Site Name:** OVERTON WEST ADDITION-11-1-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,684

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,400

**Land Acres<sup>\*</sup>:** 0.3076

**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

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**Current Owner:**

JOHNSON CHARLES  
JOHNSON KELCEY

**Primary Owner Address:**

4501 RANCH VIEW RD  
FORT WORTH, TX 76109

**Deed Date:** 5/25/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223092237](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANAGNOSTIS CHRIS;ANAGNOSTIS TRISTYN	3/2/2007	<a href="#">D207085472</a>	0000000	0000000
RAILEANU LORRAINE;RAILEANU MICHAEL	12/31/2003	<a href="#">D204007370</a>	0000000	0000000
REINHARDT JAMES F	5/7/2003	000000000000000	0000000	0000000
REINHARDT JAMES F;REINHARDT MOIRA EST	9/25/1992	00107890000396	0010789	0000396
MECKLENBURGER ANN;MECKLENBURGER RALPH D	12/1/1983	00107890000391	0010789	0000391
BENSON SAM P ETUX FIFI C	12/31/1900	000000000000000	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	\$0	\$0	\$0	\$0
2024	\$436,000	\$234,000	\$670,000	\$670,000
2023	\$448,722	\$217,000	\$665,722	\$624,237
2022	\$428,851	\$216,946	\$645,797	\$567,488
2021	\$365,271	\$170,000	\$535,271	\$515,898
2020	\$298,998	\$170,000	\$468,998	\$468,998

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.