



## LOCATION

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**Address:** [4514 RANCH VIEW RD](#)  
**City:** FORT WORTH  
**Georeference:** 31280-16-9B  
**Subdivision:** OVERTON PARK ADDITION  
**Neighborhood Code:** A4T010M

**Latitude:** 32.6963209049  
**Longitude:** -97.3906522049  
**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 PARK ADDITION  
Block 16 Lot 9B

**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:** 1984

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06233872  
**Site Name:** OVERTON PARK ADDITION-16-9B  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,850  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 12,525  
**Land Acres<sup>\*</sup>:** 0.2875  
**Pool:** N

+++ Rounded.

\* 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:**

DEMAYO WILLIAM J JR

**Primary Owner Address:**

4514 RANCH VIEW RD  
FORT WORTH, TX 76109

**Deed Date:** 7/17/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220172624](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WMG REAL ESTATE LLC	12/2/2014	<a href="#">D214265812</a>		
GARVEY WANDA;GARVEY WILLIAM M	7/3/2014	<a href="#">D214144360</a>	0000000	0000000
GLENWOOD RENTAL PROPERTIES LLC	12/18/2008	<a href="#">D208464125</a>	0000000	0000000
TERRELL KIM;TERRELL SHEILA REYNOLDS	9/15/2008	<a href="#">D208364202</a>	0000000	0000000
TRICE MARY ELIZABETH	7/30/1999	00139550000504	0013955	0000504
KING CAROL SIMONS	5/14/1998	00133840000502	0013384	0000502
SIMONS ALBERT B	8/20/1993	00112040000658	0011204	0000658
GOLDBERG ESTELLE;GOLDBERG JAMES	1/1/1987	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$326,141	\$105,000	\$431,141	\$431,141
2023	\$379,036	\$105,000	\$484,036	\$484,036
2022	\$356,671	\$105,000	\$461,671	\$344,850
2021	\$208,500	\$105,000	\$313,500	\$313,500
2020	\$240,000	\$105,000	\$345,000	\$345,000

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.