



**Address:** [4916 TERRACE TR](#)  
**City:** FORT WORTH  
**Georeference:** 28330-8-23  
**Subdivision:** NORTH BEVERLY HILLS ESTATES  
**Neighborhood Code:** 2C030F

**Latitude:** 32.7962555805  
**Longitude:** -97.3926726093  
**TAD Map:** 2030-408  
**MAPSCO:** TAR-061B



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** NORTH BEVERLY HILLS  
ESTATES Block 8 Lot 23

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CASTLEBERRY ISD (917)

**State Code:** A

**Year Built:** 1952

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01883054

**Site Name:** NORTH BEVERLY HILLS ESTATES-8-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,834

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,937

**Land Acres<sup>\*</sup>:** 0.2969

**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:**

RAMIREZ GIOVANNA SANCHEZ  
NARVAEZ ENRIQUE J

**Primary Owner Address:**

4916 TERRACE TRL  
FORT WORTH, TX 76114

**Deed Date:** 3/23/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223049121](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TEX DAME PROPERTIES LLC	10/7/2022	<a href="#">D222245353</a>		
HEB HOMES LLC	10/6/2022	<a href="#">D222245295</a>		
WHITSITT HAROLD DAVID;WHITSITT TELISA	12/23/2019	<a href="#">D219294035</a>		
WHITSITT TELISA	2/8/2014	000000000000000	0000000	0000000
STROUD TELISA GAYLE	12/20/2012	<a href="#">D213000726</a>	0000000	0000000
RAY WILLIAM C EST	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	\$225,814	\$65,874	\$291,688	\$291,688
2024	\$225,814	\$65,874	\$291,688	\$291,688
2023	\$191,969	\$65,874	\$257,843	\$257,843
2022	\$180,298	\$42,951	\$223,249	\$205,225
2021	\$180,293	\$17,000	\$197,293	\$186,568
2020	\$166,184	\$17,000	\$183,184	\$169,607

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.