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**Address:** [4456 OVERTON CREST ST](#)  
**City:** FORT WORTH  
**Georeference:** 31270-1-15  
**Subdivision:** OVERTON CREST  
**Neighborhood Code:** 4T001Y

**Latitude:** 32.6994799667  
**Longitude:** -97.3868741067  
**TAD Map:** 2030-372  
**MAPSCO:** TAR-089B



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

## PROPERTY DATA

**Legal Description:** OVERTON CREST Block 1 Lot 15

**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:** 1974

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,168,521

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

**Site Number:** 02093855

**Site Name:** OVERTON CREST-1-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,847

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 30,492

**Land Acres<sup>\*</sup>:** 0.7000

**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:**

DUNCAN MARLENE

**Primary Owner Address:**

4456 OVERTON CREST ST  
FORT WORTH, TX 76109

**Deed Date:** 6/5/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** 142-18-092352

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUNCAN RAY B EST	12/31/1900	0000000000000000	0000000	0000000



## VALUES

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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	\$261,141	\$907,380	\$1,168,521	\$1,168,521
2024	\$261,141	\$907,380	\$1,168,521	\$1,114,975
2023	\$441,142	\$704,920	\$1,146,062	\$1,013,614
2022	\$216,492	\$704,975	\$921,467	\$921,467
2021	\$194,659	\$700,000	\$894,659	\$894,659
2020	\$244,233	\$700,000	\$944,233	\$944,233

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

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- 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.