



**Address:** [3804 TRAILS EDGE RD](#)  
**City:** FORT WORTH  
**Georeference:** 31280-10-3  
**Subdivision:** OVERTON PARK ADDITION  
**Neighborhood Code:** 4T003D

**Latitude:** 32.6929959051  
**Longitude:** -97.3859811626  
**TAD Map:** 2030-372  
**MAPSCO:** TAR-089G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OVERTON PARK ADDITION  
Block 10 Lot 3

**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:** 1960

**Personal Property Account:** N/A

**Agent:** TEXAS TAX PROTEST (05909)

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

**Site Number:** 02095653

**Site Name:** OVERTON PARK ADDITION-10-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,133

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 16,240

**Land Acres<sup>\*</sup>:** 0.3728

**Pool:** Y

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**

NEAL JACOB

NEAL ELIZABETH

**Primary Owner Address:**

3804 TRAILS EDGE RD  
FORT WORTH, TX 76109

**Deed Date:** 9/8/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223163445](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEWELL DAVID;SEWELL DEBRA	4/7/2005	<a href="#">D205108160</a>	0000000	0000000
KRAUS SHANNON;KRAUS VERNON J	6/21/1994	00116350002337	0011635	0002337
CRAIG ELAINE R;CRAIG HAL N	8/31/1989	00096940001529	0009694	0001529
PARKER DAVID B;PARKER SANDRA F	5/5/1978	00064790000165	0006479	0000165
PARKER DAVID B	12/31/1900	00064720000926	0006472	0000926

## 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	\$734,356	\$262,400	\$996,756	\$996,756
2024	\$734,356	\$262,400	\$996,756	\$996,756
2023	\$760,400	\$231,200	\$991,600	\$878,607
2022	\$735,154	\$231,258	\$966,412	\$798,734
2021	\$575,600	\$210,000	\$785,600	\$726,122
2020	\$471,287	\$210,000	\$681,287	\$660,111

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.