



**Address:** [4500 RANCH VIEW RD](#)  
**City:** FORT WORTH  
**Georeference:** 31280-16-1  
**Subdivision:** OVERTON PARK ADDITION  
**Neighborhood Code:** 4T003D

**Latitude:** 32.6963565872  
**Longitude:** -97.3897802367  
**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

**Legal Description:** OVERTON PARK ADDITION  
Block 16 Lot 1

**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:** 1965

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02096730

**Site Name:** OVERTON PARK ADDITION-16-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,628

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,892

**Land Acres<sup>\*</sup>:** 0.4107

**Pool:** Y

<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:**

VANCE DANIEL JOSEPH

VANCE CAROLYN ELIZABETH

**Primary Owner Address:**

4500 RANCH VIEW RD  
FORT WORTH, TX 76109

**Deed Date:** 5/6/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221129470](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HEJL LUKE L;HEJL SARA M	9/10/2010	<a href="#">D210230493</a>	0000000	0000000
WATSON ROBIN O	3/19/2008	<a href="#">D208104744</a>	0000000	0000000
WILKINSON ANDREW EST	3/10/2001	00147810000076	0014781	0000076
JOHNSON ANNE C ANDORN	7/28/1998	00133530000299	0013353	0000299
KAHLE JEAN M	12/31/1900	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	\$644,080	\$278,920	\$923,000	\$923,000
2024	\$678,717	\$278,920	\$957,637	\$957,637
2023	\$722,540	\$239,460	\$962,000	\$957,637
2022	\$631,184	\$239,395	\$870,579	\$870,579
2021	\$345,285	\$210,000	\$555,285	\$555,285
2020	\$389,000	\$210,000	\$599,000	\$599,000

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

- 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.