



Address: [4508 RANCH VIEW RD](#)
City: FORT WORTH
Georeference: 31280-16-10
Subdivision: OVERTON PARK ADDITION
Neighborhood Code: 4T003D

Latitude: 32.6963101344
Longitude: -97.3901381629
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 10

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: 1973

Personal Property Account: N/A

Agent: PROPERTY TAX LOCK (11667)

Protest Deadline Date: 5/24/2024

Site Number: 02096846
Site Name: OVERTON PARK ADDITION-16-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,825
Percent Complete: 100%
Land Sqft^{*}: 15,900
Land Acres^{*}: 0.3650
Pool: N

⁺⁺⁺ Rounded.

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

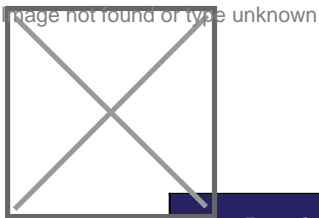
OWNER INFORMATION

Current Owner:

BLANKENSHIP DEREK C
BLANKENSHIP KAITLIN C

Primary Owner Address:
4508 RANCH VIEW RD
FORT WORTH, TX 76109

Deed Date: 10/24/2022
Deed Volume:
Deed Page:
Instrument: [D222272621](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLIP 1 SERIES	2/26/2021	D221057456		
COGGIN CAROLYN G EST	11/27/2007	000000000000000	0000000	0000000
COGGIN JAMES E 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 ⁺
2025	\$739,257	\$259,000	\$998,257	\$998,257
2024	\$739,257	\$259,000	\$998,257	\$998,257
2023	\$966,468	\$229,500	\$1,195,968	\$1,195,968
2022	\$857,745	\$229,437	\$1,087,182	\$1,087,182
2021	\$401,834	\$210,000	\$611,834	\$611,834
2020	\$373,825	\$210,000	\$583,825	\$583,825

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.