



Address: [4425 DUNWICK LN](#)
City: FORT WORTH
Georeference: 31280-20-2
Subdivision: OVERTON PARK ADDITION
Neighborhood Code: 4T003D

Latitude: 32.6980083536
Longitude: -97.3887932171
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 20 Lot 2

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: BRUCE PROPERTY TAX SOLUTIONS LLC (11277) **Pool:** Y

Protest Deadline Date: 5/24/2024

Site Number: 02097273
Site Name: OVERTON PARK ADDITION-20-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,422
Percent Complete: 100%
Land Sqft^{*}: 22,410
Land Acres^{*}: 0.5144

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
SHANNON BAUMGARDNER CHLD TRUST

Primary Owner Address:
4425 DUNWICK LN
FORT WORTH, TX 76109

Deed Date: 1/15/2014
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D214013746](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHIVERS JOHN	6/1/1997	00128420000113	0012842	0000113
SHIVERS JOHN S	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	\$864,228	\$324,100	\$1,188,328	\$1,188,328
2024	\$864,228	\$324,100	\$1,188,328	\$1,188,328
2023	\$1,021,816	\$262,050	\$1,283,866	\$1,188,328
2022	\$914,326	\$261,973	\$1,176,299	\$1,080,298
2021	\$772,089	\$210,000	\$982,089	\$982,089
2020	\$710,958	\$210,000	\$920,958	\$920,958

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.