



Address: [4609 RANCH VIEW RD](#)
City: FORT WORTH
Georeference: 31300-20-24-10
Subdivision: OVERTON WEST ADDITION
Neighborhood Code: M4T03O

Latitude: 32.6961219411
Longitude: -97.3922601364
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 WEST ADDITION
Block 20 Lot 24 24 LESS E 10' BLK 20

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: B

Year Built: 1970

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00980001)

Protest Deadline Date: 5/24/2024

Site Number: 02105934
Site Name: OVERTON WEST ADDITION-20-24-10
Site Class: B - Residential - Multifamily
Parcels: 1
Approximate Size⁺⁺⁺: 3,512
Percent Complete: 100%
Land Sqft^{*}: 13,000
Land Acres^{*}: 0.2984

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
RANCH VIEW PROPERTIES LLC
Primary Owner Address:
3824 BROOKHAVEN CIR
FORT WORTH, TX 76109

Deed Date: 6/28/2005
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D205188179](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RASHTI AARON J TR	8/2/1990	00100030000754	0010003	0000754
AARON RASHTI INVESTMENTS #18	12/31/1900	0000000000000000	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	\$160,000	\$180,000	\$340,000	\$340,000
2024	\$160,000	\$180,000	\$340,000	\$340,000
2023	\$269,000	\$180,000	\$449,000	\$449,000
2022	\$206,969	\$180,000	\$386,969	\$386,969
2021	\$143,386	\$180,000	\$323,386	\$323,386
2020	\$143,386	\$180,000	\$323,386	\$323,386

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

There are no exemptions for this property

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.