



Address: [4737 TRAIL BEND CIR](#)
City: FORT WORTH
Georeference: 31315-1-A25
Subdivision: OVERTON WOODS ADDITION
Neighborhood Code: 4T021E

Latitude: 32.703393891
Longitude: -97.3940443487
TAD Map: 2030-376
MAPSCO: TAR-075X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: OVERTON WOODS ADDITION
Block 1 Lot A25 & .0264 OF COMMON AREA

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: 1999
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$770,774
Protest Deadline Date: 5/24/2024

Site Number: 02106566
Site Name: OVERTON WOODS ADDITION-1-A25-40
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,877
Percent Complete: 100%
Land Sqft^{*}: 6,732
Land Acres^{*}: 0.1545
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:
BEAN JOHN L
BEAN CHERYL P
Primary Owner Address:
4737 TRAIL BEND CIR
FORT WORTH, TX 76109

Deed Date: 7/10/2014
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D214147397](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
Unlisted	4/28/1998	00132030000377	0013203	0000377
RUBIN DAVID H EST;RUBIN LOYCE G	10/22/1996	00125570001840	0012557	0001840
GRAYBEAL FREDERICK Q	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 ⁺
2025	\$625,774	\$145,000	\$770,774	\$755,446
2024	\$625,774	\$145,000	\$770,774	\$686,769
2023	\$479,335	\$145,000	\$624,335	\$624,335
2022	\$445,899	\$145,000	\$590,899	\$590,899
2021	\$428,291	\$145,000	\$573,291	\$551,453
2020	\$356,321	\$145,000	\$501,321	\$501,321

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.