



Address: [4725 TRAIL BEND CIR](#)
City: FORT WORTH
Georeference: 31315-1-A29
Subdivision: OVERTON WOODS ADDITION
Neighborhood Code: 4T021E

Latitude: 32.7032323235
Longitude: -97.3937778725
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 A29 & .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: 1984

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$662,651

Protest Deadline Date: 5/24/2024

Site Number: 02106604

Site Name: OVERTON WOODS ADDITION-1-A29-40

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,579

Percent Complete: 100%

Land Sqft^{*}: 6,800

Land Acres^{*}: 0.1561

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

HANNAK PAUL P

HANNAK ANNA

Primary Owner Address:

4725 TRAIL BEND CIR
FORT WORTH, TX 76109-1802

Deed Date: 7/21/2000

Deed Volume: 0014440

Deed Page: 0000531

Instrument: 00144400000531

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PROSTOK JEFF	9/8/1998	00134140000157	0013414	0000157
SAMUELS JOYCE L	3/24/1989	00095460000677	0009546	0000677
JOHNSON PAUL A;JOHNSON SHIRLEY	7/9/1987	00090030000483	0009003	0000483
ALLEN R G	9/1/1983	00076030001068	0007603	0001068
SID WHITENER INC	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	\$517,651	\$145,000	\$662,651	\$662,651
2024	\$517,651	\$145,000	\$662,651	\$606,639
2023	\$406,490	\$145,000	\$551,490	\$551,490
2022	\$371,926	\$145,000	\$516,926	\$516,926
2021	\$359,455	\$145,000	\$504,455	\$494,546
2020	\$304,587	\$145,000	\$449,587	\$449,587

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.