



Address: [4728 TRAIL BEND CIR](#)
City: FORT WORTH
Georeference: 31315-1-A31
Subdivision: OVERTON WOODS ADDITION
Neighborhood Code: 4T021E

Latitude: 32.7032464104
Longitude: -97.3932538163
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 A31 & .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: 1982
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$592,011
Protest Deadline Date: 5/24/2024

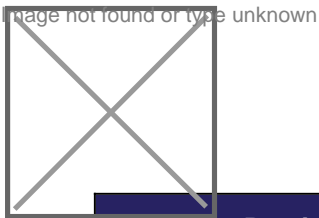
Site Number: 02106639
Site Name: OVERTON WOODS ADDITION-1-A31-40
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,380
Percent Complete: 100%
Land Sqft^{*}: 7,644
Land Acres^{*}: 0.1754
Pool: N

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

OWNER INFORMATION

Current Owner:
SHANNON DIANE ADAIR EWIN
SHANNON JOHN
Primary Owner Address:
4728 TRAIL BEND CIR
FORT WORTH, TX 76109

Deed Date: 12/16/2024
Deed Volume:
Deed Page:
Instrument: [D224224410](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHARON L PATE REVOCABLE TRUST	5/30/2023	D223094548		
RUTTER DONNA;RUTTER MICHAEL G	2/22/2012	D212058829	0000000	0000000
RUTTER DONNA;RUTTER MICHAEL	8/16/2010	D210199951	0000000	0000000
RUTTER DONNA;RUTTER MICHAEL	7/3/2006	D206211670	0000000	0000000
SCHACK HOWARD;SCHACK LAURA	2/27/1996	00122750002303	0012275	0002303
TOWNSEND DWIGHT H	7/18/1991	00103280001388	0010328	0001388
PATE SHARON LANSDEN	6/5/1990	00099450002219	0009945	0002219
MAXWELL RICHARD T	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	\$447,011	\$145,000	\$592,011	\$592,011
2024	\$477,011	\$145,000	\$622,011	\$622,011
2023	\$369,381	\$145,000	\$514,381	\$514,381
2022	\$337,160	\$145,000	\$482,160	\$482,160
2021	\$325,890	\$145,000	\$470,890	\$463,319
2020	\$276,199	\$145,000	\$421,199	\$421,199

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.