



Address: [4928 RIVERBEND](#)
City: FORT WORTH
Georeference: 31315-1-28
Subdivision: OVERTON WOODS ADDITION
Neighborhood Code: 4T021C

Latitude: 32.7011893363
Longitude: -97.4006147648
TAD Map: 2030-376
MAPSCO: TAR-089A



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 28

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: 1981

Personal Property Account: N/A

Agent: HEGWOOD GROUP (00813)

Notice Sent Date: 4/15/2025

Notice Value: \$988,000

Protest Deadline Date: 5/24/2024

Site Number: 02107112

Site Name: OVERTON WOODS ADDITION-1-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,639

Percent Complete: 100%

Land Sqft^{*}: 14,980

Land Acres^{*}: 0.3438

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:

FRANKO JAMES E
FRANKO CAROL A

Primary Owner Address:

4928 RIVERBEND DR
FORT WORTH, TX 76109

Deed Date: 8/21/2015

Deed Volume:

Deed Page:

Instrument: [D215188915](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARDNER MARY A REVOCABLE TRUST	5/26/2015	D215111382		
GARDNER MARY ANN	3/9/2014	0000000000000000	0000000	0000000
GARDNER MARY;GARDNER WILLIAM R EST	9/19/1997	00129190000417	0012919	0000417
BOHL ROBERT W	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	\$670,000	\$300,000	\$970,000	\$951,665
2024	\$688,000	\$300,000	\$988,000	\$865,150
2023	\$615,000	\$300,000	\$915,000	\$786,500
2022	\$420,000	\$300,000	\$720,000	\$715,000
2021	\$350,000	\$300,000	\$650,000	\$650,000
2020	\$350,000	\$300,000	\$650,000	\$650,000

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.