



Address: [4912 RANCH VIEW RD](#)
City: FORT WORTH
Georeference: 31315-4-16
Subdivision: OVERTON WOODS ADDITION
Neighborhood Code: 4T021C

Latitude: 32.7006405361
Longitude: -97.3972804184
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 4 Lot 16

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: 1980

Personal Property Account: N/A

Agent: QUATRO TAX LLC (11627)

Notice Sent Date: 4/15/2025

Notice Value: \$1,221,261

Protest Deadline Date: 5/24/2024

Site Number: 02107996

Site Name: OVERTON WOODS ADDITION-4-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,796

Percent Complete: 100%

Land Sqft^{*}: 17,415

Land Acres^{*}: 0.3997

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:

HATFIELD DAK

HATFIELD ROBYN

Primary Owner Address:

4912 RANCH VIEW RD
FORT WORTH, TX 76109-3115

Deed Date: 4/4/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212086703](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HATFIELD DAK;HATFIELD ROBYN	4/18/2008	D208155627	0000000	0000000
INGRAM E MICHAEL;INGRAM LINDA F	2/21/2002	00155230000395	0015523	0000395
HANDEL DANIEL L;HANDEL MARY ANNE	9/29/1995	00121200000355	0012120	0000355
GREMP ROBERT K	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	\$921,261	\$300,000	\$1,221,261	\$1,025,809
2024	\$921,261	\$300,000	\$1,221,261	\$932,554
2023	\$780,000	\$300,000	\$1,080,000	\$847,776
2022	\$570,000	\$300,000	\$870,000	\$770,705
2021	\$359,194	\$300,000	\$659,194	\$659,194
2020	\$409,135	\$298,865	\$708,000	\$654,610

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.