



**Address:** [4208 SWEETGUM WAY](#)  
**City:** FORT WORTH  
**Georeference:** 31808-69-12  
**Subdivision:** PARKWOOD ESTATES  
**Neighborhood Code:** 4S001C

**Latitude:** 32.6297015809  
**Longitude:** -97.3840528846  
**TAD Map:** 2030-348  
**MAPSCO:** TAR-103L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PARKWOOD ESTATES Block 69  
Lot 12

**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:** OWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$155,853

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02161583

**Site Name:** PARKWOOD ESTATES-69-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,753

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,119

**Land Acres<sup>\*</sup>:** 0.1634

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

TRICON SFR 2024-4 BORROWER LLC

**Primary Owner Address:**

15771 RED HILL AVE STE 100  
TUSTIN, CA 92780

**Deed Date:** 11/19/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224204198](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH 2017-1 BORROWER LLC	8/23/2017	<a href="#">D217196848</a>		
2012-C PROPERTY HOLDINGS LLC	12/4/2012	<a href="#">D212301414</a>	0000000	0000000
JACKSON JASON EMILE	6/14/2004	<a href="#">D204192350</a>	0000000	0000000
GRATCH STEVEN L	12/31/1900	000000000000000	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 <sup>+</sup>
2025	\$94,997	\$35,000	\$129,997	\$129,997
2024	\$194,000	\$45,000	\$239,000	\$239,000
2023	\$211,000	\$45,000	\$256,000	\$256,000
2022	\$125,250	\$35,000	\$160,250	\$160,250
2021	\$125,250	\$35,000	\$160,250	\$160,250
2020	\$120,853	\$35,000	\$155,853	\$155,853

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.