



Address: [4612 RIVERPARK DR](#)
City: FORT WORTH
Georeference: 40685-70-18
Subdivision: SUMMERFIELDS ADDITION
Neighborhood Code: 3K200N

Latitude: 32.8707694791
Longitude: -97.2860144301
TAD Map: 2060-436
MAPSCO: TAR-036T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUMMERFIELDS ADDITION
Block 70 Lot 18

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 1980

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$240,121

Protest Deadline Date: 5/24/2024

Site Number: 03008053

Site Name: SUMMERFIELDS ADDITION-70-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,133

Percent Complete: 100%

Land Sqft^{*}: 7,155

Land Acres^{*}: 0.1642

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:

KNOTT DOUGLAS E

Primary Owner Address:

4612 RIVERPARK DR
FORT WORTH, TX 76137-1834

Deed Date: 9/1/1995

Deed Volume: 0012102

Deed Page: 0000819

Instrument: 00121020000819

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCDONALD D E KNOTT;MCDONALD KIMBERLY	7/1/1994	00116600000451	0011660	0000451
MCDONALD KIMBERLY JAYNE	1/24/1992	00105210000897	0010521	0000897
BEN FRANKLIN FED SAV ASSN	12/27/1990	00101510002146	0010151	0002146
USH-I CORP	11/13/1990	00101510002141	0010151	0002141
EPIC PARTNERS THIRTEEN LTD	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	\$195,121	\$45,000	\$240,121	\$199,459
2024	\$195,121	\$45,000	\$240,121	\$181,326
2023	\$202,127	\$45,000	\$247,127	\$164,842
2022	\$163,855	\$35,000	\$198,855	\$149,856
2021	\$138,868	\$35,000	\$173,868	\$136,233
2020	\$114,224	\$35,000	\$149,224	\$123,848

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.