



Address: [4501 RANCH VIEW RD](#)
City: FORT WORTH
Georeference: 31300-11-1
Subdivision: OVERTON WEST ADDITION
Neighborhood Code: 4T003F

Latitude: 32.695875986
Longitude: -97.3896291687
TAD Map: 2030-372
MAPSCO: TAR-089B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: OVERTON WEST ADDITION
Block 11 Lot 1 BLK 11 LOT 1 & ABST 1470 TR 1Y

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: 1963

Personal Property Account: N/A

Agent: TARRANT PROPERTY TAX SERVICE (00065)

Protest Deadline Date: 5/24/2024

Site Number: 04688813

Site Name: OVERTON WEST ADDITION-11-1-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,684

Percent Complete: 100%

Land Sqft^{*}: 13,400

Land Acres^{*}: 0.3076

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:

JOHNSON CHARLES
JOHNSON KELCEY

Primary Owner Address:

4501 RANCH VIEW RD
FORT WORTH, TX 76109

Deed Date: 5/25/2023

Deed Volume:

Deed Page:

Instrument: [D223092237](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANAGNOSTIS CHRIS;ANAGNOSTIS TRISTYN	3/2/2007	D207085472	0000000	0000000
RAILEANU LORRAINE;RAILEANU MICHAEL	12/31/2003	D204007370	0000000	0000000
REINHARDT JAMES F	5/7/2003	000000000000000	0000000	0000000
REINHARDT JAMES F;REINHARDT MOIRA EST	9/25/1992	00107890000396	0010789	0000396
MECKLENBURGER ANN;MECKLENBURGER RALPH D	12/1/1983	00107890000391	0010789	0000391
BENSON SAM P ETUX FIFI C	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 ⁺
2025	\$436,000	\$234,000	\$670,000	\$670,000
2024	\$436,000	\$234,000	\$670,000	\$670,000
2023	\$448,722	\$217,000	\$665,722	\$624,237
2022	\$428,851	\$216,946	\$645,797	\$567,488
2021	\$365,271	\$170,000	\$535,271	\$515,898
2020	\$298,998	\$170,000	\$468,998	\$468,998

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.