



Address: [3704 BLACK CANYON RD](#)
City: FORT WORTH
Georeference: 31315-8-11
Subdivision: OVERTON WOODS ADDITION
Neighborhood Code: 4T021F

Latitude: 32.6952275591
Longitude: -97.3976568628
TAD Map: 2030-372
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 8 Lot 11

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: 1999

Personal Property Account: N/A

Agent: PROPERTY TAX PROTEST (00795)

Protest Deadline Date: 5/24/2024

Site Number: 04808339

Site Name: OVERTON WOODS ADDITION-8-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,679

Percent Complete: 100%

Land Sqft^{*}: 20,377

Land Acres^{*}: 0.4677

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:

RAINEY WILLIAM MATTHEW
RAINEY MIA B

Primary Owner Address:

3704 BLACK CANYON RD
FORT WORTH, TX 76109

Deed Date: 4/12/2022

Deed Volume:

Deed Page:

Instrument: [D222094939](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
QUERALT JOHN;QUERALT LISA	9/30/1997	00129280000077	0012928	0000077
TINDALL JOHN SCOTT	10/29/1987	00091120000222	0009112	0000222
BERRY CLAY J JR;BERRY PAMELA P	7/29/1985	00082580000466	0008258	0000466
CASSCO LAND CO INC	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	\$969,470	\$300,000	\$1,269,470	\$1,269,470
2024	\$1,099,380	\$300,000	\$1,399,380	\$1,399,380
2023	\$1,084,000	\$300,000	\$1,384,000	\$1,384,000
2022	\$777,113	\$300,000	\$1,077,113	\$907,500
2021	\$525,000	\$300,000	\$825,000	\$825,000
2020	\$525,000	\$300,000	\$825,000	\$825,000

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.