



**Address:** [4710 RANCH VIEW RD](#)  
**City:** FORT WORTH  
**Georeference:** A 464-1B  
**Subdivision:** EDWARDS, LEMUEL J SURVEY  
**Neighborhood Code:** 4T021B

**Latitude:** 32.6991425339  
**Longitude:** -97.3948310723  
**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:** EDWARDS, LEMUEL J SURVEY  
Abstract 464 Tract 1B  
**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISDA (205)  
**Site Number:** 80281206  
**Site Name:** BEASLEY, PHELIX G SURVEY 134 1K & 1C6 & A 216 TRS 1F & 1D1 LESS  
**Site Class:** ResAg, Residential - Agricultural  
**Parcels:** 6  
**Approximate Size+++:** 0  
**State Code:** D1 **Percent Complete:** 0%  
**Year Built:** 0 **Land Sqft\*:** 6,499  
**Personal Property Amount:** N/A  
**Land Notes:** N/A  
**Agent:** None **Pool:** N  
**Protest Deadline**  
**Date:** 8/16/2024

+++ Rounded.  
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
EG HQ LTD  
**Primary Owner Address:**  
4200 S HULEN ST STE 614  
FORT WORTH, TX 76109-4988  
**Deed Date:** 12/28/2012  
**Deed Volume:** 00000000  
**Deed Page:** 00000000  
**Instrument:** [D212318328](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EDWARDS GEREN LTD	12/20/2012	<a href="#">D212311860</a>	00000000	00000000
CASSCO LAND CO INC	12/31/1900	0000000000000000	00000000	00000000



## VALUES

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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	\$0	\$9,698	\$9,698	\$8
2024	\$0	\$9,698	\$9,698	\$8
2023	\$0	\$12,682	\$12,682	\$9
2022	\$0	\$12,682	\$12,682	\$9
2021	\$0	\$12,682	\$12,682	\$10
2020	\$0	\$12,682	\$12,682	\$10

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

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- AGRICULTURAL 1D1 23.51

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.