



Address: [4717 RANCH VIEW RD](#)
City: FORT WORTH
Georeference: 31300-20-15
Subdivision: OVERTON WEST ADDITION
Neighborhood Code: M4T03O

Latitude: 32.6977385288
Longitude: -97.3944174413
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 20 Lot 15 LESS PORTION WITH EXEMPTION
(45% OF TOTAL VALUE)

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: B

Year Built: 1972

Personal Property Account: N/A

Agent: PROPERTY TAX LOCK (11667)

Notice Sent Date: 4/15/2025

Notice Value: \$206,326

Protest Deadline Date: 5/24/2024

Site Number: 02105829

Site Name: OVERTON WEST ADDITION-20-15-E1

Site Class: B - Residential - Multifamily

Parcels: 2

Approximate Size⁺⁺⁺: 4,170

Percent Complete: 100%

Land Sqft^{*}: 12,800

Land Acres^{*}: 0.2938

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:

CUNNINGHAM PATTI D'ANN

Primary Owner Address:

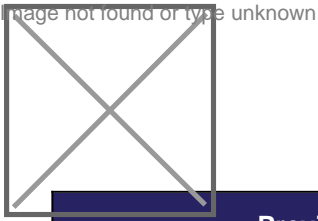
4719 RANCH VIEW RD
FORT WORTH, TX 76109-3238

Deed Date: 7/29/1991

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CUNNINGHAM PATT;CUNNINGHAM ROBERT E	1/1/1987	00058270000311	0005827	0000311

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	\$125,326	\$81,000	\$206,326	\$206,326
2024	\$119,001	\$81,000	\$200,001	\$200,001
2023	\$130,500	\$81,000	\$211,500	\$211,500
2022	\$108,286	\$81,000	\$189,286	\$189,286
2021	\$114,750	\$81,000	\$195,750	\$195,750
2020	\$91,137	\$81,000	\$172,137	\$172,137

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.