



Address: [4860 SOUTHWEST BLVD](#)
City: FORT WORTH
Georeference: 31300-FR-6
Subdivision: OVERTON WEST ADDITION
Neighborhood Code: RET-Cityview/Hulen Mall

Latitude: 32.68529092
Longitude: -97.4003968886
TAD Map: 2030-368
MAPSCO: TAR-089E



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 FR Lot 6

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)

Site Number: 80869833
Site Name: OVERTON PARK PLAZA SC
Site Class: RETRegional - Retail-Regional/Power Center
Parcels: 6
Primary Building Name: OVERTON PARK PLAZA / 06619312
Primary Building Type: Commercial
Gross Building Area+++: 14,088
Net Leasable Area+++: 14,058
Percent Complete: 100%
Land Sqft*: 101,198
Land Acres*: 2.3231
Pool: N

State Code: F1
Year Built: 1990
Personal Property Account: [11089172](#)
Agent: STRATEGIC NATIONAL PROPERTY TAX ADVISORS LLC
Notice Sent Date: 4/15/2025
Notice Value: \$4,880,458
Protest Deadline Date: 5/31/2024

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
OVERTON PARK PLAZA ASSOCIATES LLC
Primary Owner Address:
8140 WALNUT HILL LN STE 400
DALLAS, TX 75231

Deed Date: 12/11/2020
Deed Volume:
Deed Page:
Instrument: [D220326688](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEINGARTEN REALTY INVESTORS	10/19/2009	D209280395	0000000	0000000
WRI OVERTON PLAZA LP	10/24/2003	D203400216	0000000	0000000
COLUMBIA REGENCY TX 1 LP	4/23/2001	00148580000206	0014858	0000206
PROPERTY LS OB ONE CORP	10/12/1998	00134780000254	0013478	0000254
PROPERTY TEXAS SC ONE CORP	11/28/1994	00118040000783	0011804	0000783
OVERTON PARK PLAZA ASSOC	1/1/1990	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	\$3,666,082	\$1,214,376	\$4,880,458	\$4,880,458
2024	\$3,415,829	\$809,584	\$4,225,413	\$4,225,413
2023	\$3,059,104	\$809,584	\$3,868,688	\$3,868,688
2022	\$3,017,419	\$809,584	\$3,827,003	\$3,827,003
2021	\$2,868,919	\$809,584	\$3,678,503	\$3,678,503
2020	\$2,690,644	\$809,584	\$3,500,228	\$3,500,228

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.