



Address: [4912 CEDAR RIVER TR](#)
City: FORT WORTH
Georeference: 31565-98-4
Subdivision: PARK GLEN ADDITION
Neighborhood Code: 3K200E

Latitude: 32.8843331601
Longitude: -97.2764197935
TAD Map: 2066-440
MAPSCO: TAR-036L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PARK GLEN ADDITION Block 98
Lot 4

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CFW PID #6 - RESIDENTIAL (605)
KELLER ISD (907)

State Code: A

Year Built: 1994

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$492,301

Protest Deadline Date: 5/24/2024

Site Number: 06600425

Site Name: PARK GLEN ADDITION-98-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,439

Percent Complete: 100%

Land Sqft* : 8,013

Land Acres* : 0.1839

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:

YOCHUM TIMOTHY W
YOCHUM TERRI J

Primary Owner Address:

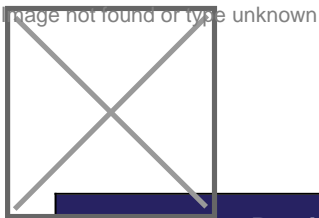
4912 CEDAR RIVER TR
FORT WORTH, TX 76137-5237

Deed Date: 6/11/1998

Deed Volume: 0013275

Deed Page: 0000279

Instrument: 00132750000279



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPITZMUELLER E J;SPITZMUELLER SANDRA	10/7/1994	00117570001760	0011757	0001760
D R HORTON TEXAS LTD	6/9/1994	00116580001531	0011658	0001531
HILLWOOD/PARK GLEN LTD	1/1/1993	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	\$427,301	\$65,000	\$492,301	\$492,301
2024	\$427,301	\$65,000	\$492,301	\$464,109
2023	\$434,760	\$65,000	\$499,760	\$421,917
2022	\$334,011	\$55,000	\$389,011	\$383,561
2021	\$293,692	\$55,000	\$348,692	\$348,692
2020	\$265,517	\$55,000	\$320,517	\$320,517

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.