



**Address:** [4812 PARK BEND DR](#)  
**City:** FORT WORTH  
**Georeference:** 31624H-4-28  
**Subdivision:** PARK PLACE ADDITION-FORT WORTH  
**Neighborhood Code:** 3K200G

**Latitude:** 32.8793199636  
**Longitude:** -97.2811462535  
**TAD Map:** 2066-440  
**MAPSCO:** TAR-036P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PARK PLACE ADDITION-FORT WORTH Block 4 Lot 28

**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)

**Site Number:** 06766439

**Site Name:** PARK PLACE ADDITION-FORT WORTH-4-28

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,695

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,050

**Land Acres<sup>\*</sup>:** 0.1388

**Pool:** Y

**State Code:** A

**Year Built:** 1995

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$433,963

**Protest Deadline Date:** 5/24/2024

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

TURNER GRANT MARKUS  
LEE CHIA STEPHANIE

**Primary Owner Address:**

4812 PARK BEND DR  
FORT WORTH, TX 76137

**Deed Date:** 12/20/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217296659](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUNTON ROBERT;BUNTON TERA	7/16/2015	<a href="#">D215161020</a>		
SQUIRES SETH GARNER;SQUIRES SHAKELA	8/28/2014	<a href="#">D214192361</a>		
CARR MANJU;CARR RUSS	4/5/2006	<a href="#">D206103601</a>	0000000	0000000
WELLS FARGO BANK N A	10/18/2005	<a href="#">D205322259</a>	0000000	0000000
FANNIE MAE	2/1/2005	<a href="#">D205035214</a>	0000000	0000000
LINDSEY KAREN;LINDSEY LANE W	10/27/1995	00121610001027	0012161	0001027
U S HOME	1/1/1994	0000000000000000	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 <sup>+</sup>
2025	\$321,000	\$65,000	\$386,000	\$386,000
2024	\$368,963	\$65,000	\$433,963	\$372,680
2023	\$391,336	\$65,000	\$456,336	\$338,800
2022	\$322,664	\$50,000	\$372,664	\$308,000
2021	\$230,000	\$50,000	\$280,000	\$280,000
2020	\$209,000	\$50,000	\$259,000	\$259,000

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.