



Address: [4825 PARK BEND DR](#)
City: FORT WORTH
Georeference: 31624H-6-36
Subdivision: PARK PLACE ADDITION-FORT WORTH
Neighborhood Code: 3K200G

Latitude: 32.8797519121
Longitude: -97.2807276614
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 6 Lot 36

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: 1995

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$310,814

Protest Deadline Date: 5/24/2024

Site Number: 06767095

Site Name: PARK PLACE ADDITION-FORT WORTH-6-36

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,774

Percent Complete: 100%

Land Sqft^{*}: 5,610

Land Acres^{*}: 0.1287

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:

KOMOROSKI CRAIG MATTHEW

Primary Owner Address:

4825 PARK BEND DR
FORT WORTH, TX 76137-5405

Deed Date: 2/28/2003

Deed Volume: 0016448

Deed Page: 0000363

Instrument: 00164480000363

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------|----------|-----------------|-------------|-----------|
| ROWAN CYNTHIA L | 6/2/1995 | 00119860001617 | 0011986 | 0001617 |
| PULTE HOME CORP OF TEXAS | 1/1/1994 | 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 | \$245,814 | \$65,000 | \$310,814 | \$310,814 |
| 2024 | \$245,814 | \$65,000 | \$310,814 | \$307,506 |
| 2023 | \$262,103 | \$65,000 | \$327,103 | \$279,551 |
| 2022 | \$217,989 | \$50,000 | \$267,989 | \$254,137 |
| 2021 | \$181,034 | \$50,000 | \$231,034 | \$231,034 |
| 2020 | \$162,814 | \$50,000 | \$212,814 | \$212,266 |

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.