



**Address:** [4716 PARK BEND DR](#)  
**City:** FORT WORTH  
**Georeference:** 31624H-5-9  
**Subdivision:** PARK PLACE ADDITION-FORT WORTH  
**Neighborhood Code:** 3K200G

**Latitude:** 32.8785194793  
**Longitude:** -97.2828471352  
**TAD Map:** 2066-440  
**MAPSCO:** TAR-036P



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

## PROPERTY DATA

**Legal Description:** PARK PLACE ADDITION-FORT WORTH Block 5 Lot 9

**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:** 1996

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06834957  
**Site Name:** PARK PLACE ADDITION-FORT WORTH-5-9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,444  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,502  
**Land Acres<sup>\*</sup>:** 0.1263  
**Pool:** N

<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:**

FYR SFR BORROWER LLC

**Primary Owner Address:**

PO BOX 4090  
SCOTTSDALE, AZ 85261

**Deed Date:** 4/9/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225078160](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOME SFR BORROWER LLC	9/26/2016	<a href="#">D216236149</a>		
PREP 6 LLC	3/31/2015	<a href="#">D215071903</a>		
RAC 2 LLC	4/2/2013	<a href="#">D213091136</a>	0000000	0000000
MONSIVAIS JOEL;MONSIVAIS RITA	9/28/2010	<a href="#">D210253941</a>	0000000	0000000
HUSEBY TIMOTHY J	9/15/2004	<a href="#">D204308020</a>	0000000	0000000
FARRIS RANDY D	7/19/2002	00158420000232	0015842	0000232
CLARK JOHNNY G	3/27/2000	00143050000265	0014305	0000265
BARTH DAVID	8/9/1996	00124750001595	0012475	0001595
U S HOME CORP	9/5/1995	00121130001288	0012113	0001288
US HOME INC & PULTE HOME CORP	1/1/1995	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 <sup>+</sup>
2025	\$183,000	\$65,000	\$248,000	\$248,000
2024	\$183,000	\$65,000	\$248,000	\$248,000
2023	\$199,000	\$65,000	\$264,000	\$264,000
2022	\$175,279	\$50,000	\$225,279	\$225,279
2021	\$123,760	\$50,000	\$173,760	\$173,760
2020	\$131,000	\$50,000	\$181,000	\$181,000

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

There are no exemptions for this property

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## Tarrant Appraisal District Property Information | PDF

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.