



**Address:** [4617 PARKVIEW LN](#)  
**City:** FORT WORTH  
**Georeference:** 31548-4-29  
**Subdivision:** PARK BEND ESTATES ADDITION  
**Neighborhood Code:** 3K200F

**Latitude:** 32.8813233739  
**Longitude:** -97.2875051122  
**TAD Map:** 2060-440  
**MAPSCO:** TAR-036K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PARK BEND ESTATES  
ADDITION Block 4 Lot 29

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 1998

**Personal Property Account:** N/A

**Agent:** VANGUARD PROPERTY TAX APPEALS (12005)

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

**Site Number:** 06919421

**Site Name:** PARK BEND ESTATES ADDITION-4-29

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,894

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,250

**Land Acres<sup>\*</sup>:** 0.1205

**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:**

FUJITA KAZUO

**Primary Owner Address:**

5050 QUORUM DR STE 225  
DALLAS, TX 75254

**Deed Date:** 9/27/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223176154](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPEN HOUSE TEXAS REALTY & INVESTMENTS LLC	1/30/2023	<a href="#">D223017902</a>		
FROG REI PROPERTIES INC	1/27/2023	<a href="#">D223016933</a>		
JUSUFI MURAT	9/28/2022	<a href="#">D222237180</a>		
JUSUFI IDRIZ	7/13/2006	<a href="#">D206224572</a>	0000000	0000000
FERRELL CHRISTOPHER M	6/29/2004	<a href="#">D204202478</a>	0000000	0000000
JOHNSON STACIE L	3/12/1999	00137110000074	0013711	0000074
POE JAMES III;POE REBECCA	6/17/1998	00132820000288	0013282	0000288
PULTE HOME CORP OF TEXAS	1/1/1996	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	\$225,000	\$65,000	\$290,000	\$290,000
2024	\$225,000	\$65,000	\$290,000	\$290,000
2023	\$225,000	\$65,000	\$290,000	\$290,000
2022	\$244,316	\$50,000	\$294,316	\$294,316
2021	\$190,112	\$50,000	\$240,112	\$240,112
2020	\$159,000	\$50,000	\$209,000	\$209,000

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

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.