



Address: [4151 RENCH RD](#)
City: FORT WORTH
Georeference: 7093-1-4R1
Subdivision: CHARBONNEAU COVE ADDITION
Neighborhood Code: 2A400A

Latitude: 32.8153389321
Longitude: -97.4493946585
TAD Map: 2012-416
MAPSCO: TAR-045V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CHARBONNEAU COVE
ADDITION Block 1 Lot 4R1 65 LF

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

State Code: C1

Year Built: 0

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)

Protest Deadline Date: 5/24/2024

Site Number: 07053398
Site Name: CHARBONNEAU COVE ADDITION 1 4R1 65 LF
Site Class: C1 - Residential - Vacant Land
Parcels: 1
Approximate Size⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 47,044
Land Acres^{*}: 1.0800

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
OMNIQUEST VENTURES INC
Primary Owner Address:
306 W 7TH ST STE 701
FORT WORTH, TX 76102-4906

Deed Date: 4/29/2008
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D208156132](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CIARLARIELLO KEITH W	3/30/2005	D205088476	0000000	0000000
BIVVOY-NEVADA LLC	11/1/2000	00146460000580	0014646	0000580
KORBIN PFI LTD PARTNERSHIP	5/5/2000	00143370000186	0014337	0000186
LOTT GENE A	1/4/1999	00135970000485	0013597	0000485
LAPOINTE PASCUALA;LAPOINTE ROGER	8/28/1997	00128990000046	0012899	0000046
PARKER W B III	1/1/1997	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 ⁺
2025	\$0	\$252,000	\$252,000	\$252,000
2024	\$0	\$280,000	\$280,000	\$280,000
2023	\$0	\$240,000	\$240,000	\$240,000
2022	\$0	\$161,361	\$161,361	\$161,361
2021	\$0	\$138,000	\$138,000	\$138,000
2020	\$0	\$138,000	\$138,000	\$138,000

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.