



**Address:** [4741 PARK DOWNS DR](#)  
**City:** FORT WORTH  
**Georeference:** 31548-6-18  
**Subdivision:** PARK BEND ESTATES ADDITION  
**Neighborhood Code:** 3K200F

**Latitude:** 32.8817905091  
**Longitude:** -97.2834897473  
**TAD Map:** 2066-440  
**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 6 Lot 18

**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:** 1999

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00908)

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

**Site Number:** 07213557  
**Site Name:** PARK BEND ESTATES ADDITION-6-18  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,191  
**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:**

MILE HIGH BORROWER I (VALUE) LLC

**Primary Owner Address:**

PO BOX 4090  
SCOTTSDALE, AZ 85261

**Deed Date:** 9/24/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221280453](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	7/23/2021	<a href="#">D221214965</a>		
HORAN HOLLY A;HORAN LUCAS M	3/13/2015	<a href="#">D215053070</a>		
SSR7 LLC	1/10/2012	<a href="#">D212012888</a>	0000000	0000000
REED SCOTT W	3/31/2000	00142930000174	0014293	0000174
PULTE HOME CORP OF TEXAS	1/1/1998	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 <sup>+</sup>
2025	\$257,121	\$65,000	\$322,121	\$322,121
2024	\$257,121	\$65,000	\$322,121	\$322,121
2023	\$287,117	\$65,000	\$352,117	\$352,117
2022	\$248,000	\$50,000	\$298,000	\$298,000
2021	\$186,724	\$50,000	\$236,724	\$236,724
2020	\$186,724	\$50,000	\$236,724	\$236,724

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.