



Address: [4737 PARK DOWNS DR](#)
City: FORT WORTH
Georeference: 31548-6-19
Subdivision: PARK BEND ESTATES ADDITION
Neighborhood Code: 3K200F

Latitude: 32.881793539
Longitude: -97.2836687298
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 19

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: RYAN LLC (00672F)

Protest Deadline Date: 5/24/2024

Site Number: 07213573

Site Name: PARK BEND ESTATES ADDITION-6-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,870

Percent Complete: 100%

Land Sqft^{*}: 5,250

Land Acres^{*}: 0.1205

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:

CSH PROPERTY ONE LLC

Primary Owner Address:

1717 MAIN ST STE 2000
DALLAS, TX 75201

Deed Date: 7/29/2019

Deed Volume:

Deed Page:

Instrument: [D219168084](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KHADKA PADAM;KHADKA SANTOSH	4/21/2017	D217090822		
PHAM TRISH T	1/11/2017	D217074722		
NGUYEN TRAVIS	8/8/2003	D203298644	0017063	0000424
BRIDGES BARBARA E	12/21/1999	00141640000489	0014164	0000489
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 ⁺
2025	\$236,126	\$65,000	\$301,126	\$301,126
2024	\$236,126	\$65,000	\$301,126	\$301,126
2023	\$270,567	\$65,000	\$335,567	\$335,567
2022	\$241,614	\$50,000	\$291,614	\$291,614
2021	\$160,000	\$50,000	\$210,000	\$210,000
2020	\$160,000	\$50,000	\$210,000	\$210,000

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.