



Address: [4733 PARK DOWNS DR](#)
City: FORT WORTH
Georeference: 31548-6-20
Subdivision: PARK BEND ESTATES ADDITION
Neighborhood Code: 3K200F

Latitude: 32.8817957271
Longitude: -97.2838326329
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 20

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$313,850

Protest Deadline Date: 5/24/2024

Site Number: 07213611

Site Name: PARK BEND ESTATES ADDITION-6-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,732

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:

MCDOWELL HASSAN ALI
LOMAX LEAH MAE

Primary Owner Address:

4733 PARK DOWNS DR
FORT WORTH, TX 76137

Deed Date: 4/30/2015

Deed Volume:

Deed Page:

Instrument: [D215091686](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEPP BRANDON;STEPP HEATHER	8/26/2005	D205259855	0000000	0000000
RUTH ROBYN D	11/4/1999	00140920000602	0014092	0000602
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	\$248,850	\$65,000	\$313,850	\$313,850
2024	\$248,850	\$65,000	\$313,850	\$310,762
2023	\$266,694	\$65,000	\$331,694	\$282,511
2022	\$225,293	\$50,000	\$275,293	\$256,828
2021	\$183,480	\$50,000	\$233,480	\$233,480
2020	\$163,745	\$50,000	\$213,745	\$213,745

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

- HOMESTEAD GENERAL 11.13(b)

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.