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**Address:** [401 PINEVIEW LN](#)  
**City:** FORT WORTH  
**Georeference:** 31741H-4-1  
**Subdivision:** PARKS OF DEER CREEK ADDITION  
**Neighborhood Code:** 4B012G

**Latitude:** 32.5971430333  
**Longitude:** -97.324635225  
**TAD Map:** 2054-336  
**MAPSCO:** TAR-119A



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

## PROPERTY DATA

**Legal Description:** PARKS OF DEER CREEK  
ADDITION Block 4 Lot 1

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$303,588

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

**Site Number:** 07510543

**Site Name:** PARKS OF DEER CREEK ADDITION-4-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,343

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,861

**Land Acres<sup>\*</sup>:** 0.1575

**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:**

DEBOSE JOHN HENRY III

**Primary Owner Address:**

401 PINEVIEW LN  
FORT WORTH, TX 76140

**Deed Date:** 10/23/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220284874](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OAKS DRIVE LLC	3/24/2016	<a href="#">D216080506</a>		
RICHARDSON SCOTT	3/20/2012	<a href="#">D212133184</a>	0000000	0000000
SECRETARY OF VETERAN AFFAIRS	11/8/2011	<a href="#">D211282146</a>	0000000	0000000
WELLS FARGO BANK N A	11/1/2011	<a href="#">D211268956</a>	0000000	0000000
SANCHEZ;SANCHEZ JOHN D JR	12/18/2002	00162500000122	0016250	0000122
LENAR HOMES OF TEXAS INC	8/23/2002	00159330000298	0015933	0000298
LUMBERMENS INVESTMENT CORP	1/1/1999	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	\$230,000	\$60,000	\$290,000	\$290,000
2024	\$243,588	\$60,000	\$303,588	\$292,010
2023	\$274,943	\$40,000	\$314,943	\$265,464
2022	\$214,483	\$40,000	\$254,483	\$241,331
2021	\$179,392	\$40,000	\$219,392	\$219,392
2020	\$144,362	\$40,000	\$184,362	\$184,362

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.