



Address: [4604 MARGUERITE LN](#)
City: FORT WORTH
Georeference: 7850D-12-12
Subdivision: COLUMBUS HEIGHTS ADDITION
Neighborhood Code: 4S004E

Latitude: 32.6239118313
Longitude: -97.3931427452
TAD Map: 2030-348
MAPSCO: TAR-103P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COLUMBUS HEIGHTS
ADDITION Block 12 Lot 12

Jurisdictions:

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

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 07814917

Site Name: COLUMBUS HEIGHTS ADDITION-12-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,099

Percent Complete: 100%

Land Sqft^{*}: 4,748

Land Acres^{*}: 0.1089

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:

BOHLING JAMES E

BOHLING KAREN C

Primary Owner Address:

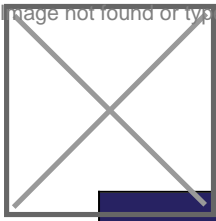
4604 MARGUERITE LN
FORT WORTH, TX 76123-4602

Deed Date: 6/13/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214124168](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TURNBOW LILIANA;TURNBOW WILL R	9/27/2002	00160300000368	0016030	0000368
HIGHLAND HOME LTD	9/4/2001	00151270000577	0015127	0000577
HILLWOOD RLD LP	1/1/2001	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	\$174,840	\$60,000	\$234,840	\$234,840
2024	\$219,938	\$60,000	\$279,938	\$279,938
2023	\$267,182	\$60,000	\$327,182	\$267,531
2022	\$231,453	\$50,000	\$281,453	\$243,210
2021	\$182,985	\$50,000	\$232,985	\$221,100
2020	\$151,000	\$50,000	\$201,000	\$201,000

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

- 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.