



Address: [4945 CREEK RIDGE TR](#)
City: FORT WORTH
Georeference: 31682-12-3
Subdivision: PARKVIEW HILLS
Neighborhood Code: 2N050B

Latitude: 32.8607153204
Longitude: -97.3979329403
TAD Map: 2030-432
MAPSCO: TAR-033W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PARKVIEW HILLS Block 12 Lot 3

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 40418162

Site Name: PARKVIEW HILLS-12-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,567

Percent Complete: 100%

Land Sqft^{*}: 5,929

Land Acres^{*}: 0.1361

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:

PC AR 1 LLC

Primary Owner Address:

750 SAINT PAUL ST SUITE 250
DALLAS, TX 75201

Deed Date: 7/23/2020

Deed Volume:

Deed Page:

Instrument: [D220184543](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PCCV 3 LLC	11/12/2018	D218251997		
C TO D LLC	8/15/2018	D218183825		
HERRERA CONRAD	4/29/2005	D205132087	0000000	0000000
NU HOME OF TEXAS INC	4/29/2005	D205132086	0000000	0000000
LENNAR HOMES OF TX LND & CONS	12/13/2004	D205020664	0000000	0000000
BARHAM & HARRIS DEV ONE LP	1/1/2003	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	\$131,554	\$60,000	\$191,554	\$191,554
2024	\$160,000	\$60,000	\$220,000	\$220,000
2023	\$200,000	\$35,000	\$235,000	\$235,000
2022	\$178,061	\$35,000	\$213,061	\$213,061
2021	\$126,000	\$35,000	\$161,000	\$161,000
2020	\$126,000	\$35,000	\$161,000	\$161,000

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.