



**Address:** [4913 CREEK RIDGE TR](#)  
**City:** FORT WORTH  
**Georeference:** 31682-12-11  
**Subdivision:** PARKVIEW HILLS  
**Neighborhood Code:** 2N050B

**Latitude:** 32.8598828608  
**Longitude:** -97.3969921705  
**TAD Map:** 2030-432  
**MAPSCO:** TAR-033X



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 11

**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:** 2004

**Personal Property Account:** N/A

**Agent:** TAX RECOURSE LLC (00984)

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

**Site Number:** 40418243

**Site Name:** PARKVIEW HILLS-12-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,985

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,298

**Land Acres<sup>\*</sup>:** 0.1675

**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:**

BAF ASSETS LLC

**Primary Owner Address:**

5001 PLAZA ON THE LAKE SUITE 200  
AUSTIN, TX 78746

**Deed Date:** 6/18/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220144052](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
US SFE ASSET COMPANY 3 LLC	2/19/2016	<a href="#">D216070055</a>		
JEFF 1 LLC	10/24/2014	<a href="#">D214237060</a>		
BEAVERS RUSTIN L	8/9/2007	<a href="#">D207293530</a>	0000000	0000000
UNBROKEN CHAIN LLC	6/29/2006	<a href="#">D206271210</a>	0000000	0000000
SCOTT MATTHEW J	12/6/2004	<a href="#">D204382791</a>	0000000	0000000
NU HOME OF TEXAS	12/6/2004	<a href="#">D204382787</a>	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	6/7/2004	<a href="#">D204181597</a>	0000000	0000000
BARHAM & HARRIS DEV ONE LP	1/1/2003	0000000000000000	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	\$193,912	\$60,000	\$253,912	\$253,912
2024	\$222,124	\$60,000	\$282,124	\$282,124
2023	\$261,387	\$35,000	\$296,387	\$296,387
2022	\$205,000	\$35,000	\$240,000	\$240,000
2021	\$146,724	\$35,000	\$181,724	\$181,724
2020	\$154,296	\$35,000	\$189,296	\$189,296

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.