



**Address:** [4859 CREEK RIDGE TR](#)  
**City:** FORT WORTH  
**Georeference:** 31682-12-17  
**Subdivision:** PARKVIEW HILLS  
**Neighborhood Code:** 2N050B

**Latitude:** 32.8596731551  
**Longitude:** -97.3959401252  
**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 17

**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:** None

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

**Site Number:** 40418316

**Site Name:** PARKVIEW HILLS-12-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,212

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,838

**Land Acres<sup>\*</sup>:** 0.1799

**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:**

FRANCIS SAIYONT

**Primary Owner Address:**

5825 PINE FLAT CT  
FORT WORTH, TX 76179

**Deed Date:** 10/31/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220292451](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRANCIS RALEIGH S;FRANCIS SAIYONT	9/10/2004	<a href="#">D204291638</a>	0000000	0000000
NU HOME OF TEXAS	9/9/2004	<a href="#">D204291636</a>	0000000	0000000
LENNAR HMS OF TX LAND & CONST	3/2/2004	<a href="#">D204083690</a>	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 <sup>+</sup>
2025	\$186,000	\$60,000	\$246,000	\$246,000
2024	\$200,000	\$60,000	\$260,000	\$260,000
2023	\$272,000	\$35,000	\$307,000	\$307,000
2022	\$223,737	\$35,000	\$258,737	\$258,737
2021	\$163,000	\$35,000	\$198,000	\$198,000
2020	\$163,000	\$35,000	\$198,000	\$198,000

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.