



**Address:** [4852 PARKVIEW HILLS LN](#)  
**City:** FORT WORTH  
**Georeference:** 31682-12-23  
**Subdivision:** PARKVIEW HILLS  
**Neighborhood Code:** 2N050B

**Latitude:** 32.8592897422  
**Longitude:** -97.3959475561  
**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 23

**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:** CHANDLER CROUCH (11730)

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

**Site Number:** 40418324

**Site Name:** PARKVIEW HILLS-12-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,744

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,272

**Land Acres<sup>\*</sup>:** 0.1898

**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:**

BUMGARNER ADRIAN

**Primary Owner Address:**

4852 PARKVIEW HILLS LN  
FORT WORTH, TX 76179

**Deed Date:** 4/20/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222102462](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON DEREK	10/27/2010	<a href="#">D210268127</a>	0000000	0000000
JOHNSON DEREK;JOHNSON MARIA T	8/27/2004	<a href="#">D204303097</a>	0000000	0000000
NU HOME OF TEXAS INC	8/27/2004	<a href="#">D204303096</a>	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	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	\$202,014	\$60,000	\$262,014	\$262,014
2024	\$202,014	\$60,000	\$262,014	\$262,014
2023	\$215,106	\$35,000	\$250,106	\$250,106
2022	\$188,001	\$35,000	\$223,001	\$223,001
2021	\$162,406	\$35,000	\$197,406	\$197,406
2020	\$163,170	\$35,000	\$198,170	\$198,170

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.