



Address: [4904 PARKVIEW HILLS LN](#)
City: FORT WORTH
Georeference: 31682-12-31
Subdivision: PARKVIEW HILLS
Neighborhood Code: 2N050B

Latitude: 32.8596629276
Longitude: -97.3973282152
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 31

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)

Notice Sent Date: 4/15/2025

Notice Value: \$259,019

Protest Deadline Date: 5/24/2024

Site Number: 40418405
Site Name: PARKVIEW HILLS-12-31
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,196
Percent Complete: 100%
Land Sqft^{*}: 7,715
Land Acres^{*}: 0.1771
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:

FLORES DEREK J.

Primary Owner Address:

4904 PARKVIEW HILLS LN
FORT WORTH, TX 76179

Deed Date: 9/21/2017

Deed Volume:

Deed Page:

Instrument: [D217225532](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GONZALES MICHAEL A.	8/16/2017	D217225530		
GONZALES MICHAEL	7/21/2006	D206227822	0000000	0000000
GONZALES KHARISMA;GONZALES MICHA	3/29/2005	D205087799	0000000	0000000
NU HOME OF TEXAS	3/28/2005	D205087798	0000000	0000000
LENNAR HMS OF TX LAND & CONST	7/26/2004	D204249461	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 ⁺
2025	\$199,019	\$60,000	\$259,019	\$259,019
2024	\$199,019	\$60,000	\$259,019	\$256,388
2023	\$279,008	\$35,000	\$314,008	\$233,080
2022	\$233,501	\$35,000	\$268,501	\$211,891
2021	\$157,628	\$35,000	\$192,628	\$192,628
2020	\$157,628	\$35,000	\$192,628	\$192,628

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.