



**Address:** [4917 TRAIL CREEK DR](#)  
**City:** FORT WORTH  
**Georeference:** 1909D-8-20  
**Subdivision:** BEAR CREEK VISTA  
**Neighborhood Code:** 3K3001

**Latitude:** 32.9248815878  
**Longitude:** -97.2775955258  
**TAD Map:** 2066-456  
**MAPSCO:** TAR-022Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BEAR CREEK VISTA Block 8 Lot 20

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 40728099

**Site Name:** BEAR CREEK VISTA-8-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,654

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,000

**Land Acres<sup>\*</sup>:** 0.1147

**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:**

XU CHUNYAN

**Primary Owner Address:**

4581 PEMBROOK CT  
PLANO, TX 75024

**Deed Date:** 12/8/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216288517](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROMERO BRANDI HARL;ROMERO KEVIN	11/18/2005	<a href="#">D205356149</a>	0000000	0000000
HMH LIFESTYLES LP	7/13/2005	<a href="#">D205214008</a>	0000000	0000000
JABEZ DEVELOPMENT LP	1/1/2005	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	\$168,955	\$65,000	\$233,955	\$233,955
2024	\$205,000	\$65,000	\$270,000	\$270,000
2023	\$252,000	\$65,000	\$317,000	\$317,000
2022	\$190,000	\$45,000	\$235,000	\$235,000
2021	\$146,000	\$45,000	\$191,000	\$191,000
2020	\$146,000	\$45,000	\$191,000	\$191,000

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.