



**Address:** [4700 BLUE TOP DR](#)  
**City:** FORT WORTH  
**Georeference:** 3100A-11-1  
**Subdivision:** BOSWELL MEADOWS  
**Neighborhood Code:** 2N030A

**Latitude:** 32.8805841906  
**Longitude:** -97.395014012  
**TAD Map:** 2030-440  
**MAPSCO:** TAR-033K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BOSWELL MEADOWS Block 11  
Lot 1

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 2009

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$258,900

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

**Site Number:** 41005120

**Site Name:** BOSWELL MEADOWS-11-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,616

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,158

**Land Acres<sup>\*</sup>:** 0.1643

**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:**

MARION SHANI

**Primary Owner Address:**

4700 BLUE TOP DR  
FORT WORTH, TX 76179-4358

**Deed Date:** 6/2/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221273098](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARION DAVIE;MARION SHANI	7/1/2009	<a href="#">D209183451</a>	0000000	0000000
HMH LIFESTYLES LP	3/17/2008	<a href="#">D208096296</a>	0000000	0000000
S J BOSWELL RIDGE DEV LP	1/1/2006	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	\$193,900	\$65,000	\$258,900	\$258,900
2024	\$193,900	\$65,000	\$258,900	\$249,377
2023	\$229,480	\$40,000	\$269,480	\$226,706
2022	\$166,096	\$40,000	\$206,096	\$206,096
2021	\$151,113	\$40,000	\$191,113	\$191,113
2020	\$135,986	\$40,000	\$175,986	\$175,986

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.