



Address: [1305 WATERMAN ST](#)
City: FORT WORTH
Georeference: 14437-162-24
Subdivision: FORT WORTH ORIGINAL TOWN
Neighborhood Code: 2M210D

Latitude: 32.7642963059
Longitude: -97.3256001229
TAD Map: 2048-396
MAPSCO: TAR-063S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FORT WORTH ORIGINAL
TOWN Block 162 Lot 24

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: C1

Year Built: 0

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 80874865

Site Name: HOUSE ON COMM DOWNTOWN LAND

Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 5,000

Land Acres^{*}: 0.1147

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:

CLIFT DAVID

Primary Owner Address:

8400 SUNSET BLVD APT 7301
ROWLETT, TX 75088

Deed Date: 2/13/2018

Deed Volume:

Deed Page:

Instrument: [D218031461](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MUNOZ ADAM	11/1/2012	D218030047	0	0
MUNOZ MARY	3/29/1999	00137310000120	0013731	0000120
VEGA-MUNOZ MARY ETAL	4/7/1992	00109500001216	0010950	0001216
MUNOZ MANUEL	12/31/1900	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 ⁺
2025	\$0	\$40,000	\$40,000	\$40,000
2024	\$0	\$40,000	\$40,000	\$40,000
2023	\$0	\$40,000	\$40,000	\$40,000
2022	\$0	\$40,000	\$40,000	\$40,000
2021	\$18,044	\$18,000	\$36,044	\$36,044
2020	\$18,044	\$18,000	\$36,044	\$36,044

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.