



Address: [5604 KALTENBRUN RD](#)
City: FORT WORTH
Georeference: 40723-12-2-30
Subdivision: SUN VALLEY ADDITION
Neighborhood Code: 1H050G

Latitude: 32.6777745549
Longitude: -97.2350160843
TAD Map: 2078-364
MAPSCO: TAR-093L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUN VALLEY ADDITION Block
12 Lot 2 & E 1/2 1

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: 03059987

Site Name: SUN VALLEY ADDITION-12-2-30

Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 35,719

Land Acres^{*}: 0.8200

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:

WATERVIEW AT ENCHANTED BAY HOMEOWNERS ASSOCIATION, INC.

Primary Owner Address:

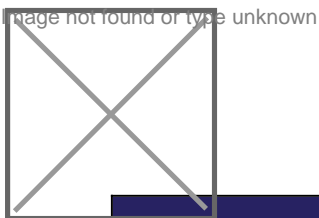
1512 CRESCENT DR STE 112
CARROLLTON, TX 75006

Deed Date: 10/20/2022

Deed Volume:

Deed Page:

Instrument: [D222253984](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WATERVIEW ESTATES LP	12/20/2001	00153630000022	0015363	0000022
MCP-LAKE ARLINGTON LTD	8/25/2000	00144950000480	0014495	0000480
MERRITT CAPITAL PARTNERS LTD	1/1/2000	00141680000133	0014168	0000133
AUSTIN TWO TRACT LP ETAL	6/6/1997	00127940000447	0012794	0000447
NP2 SOUTH LP	9/27/1995	00126970001551	0012697	0001551
MERIDIAN SAVINGS ASSN	5/4/1988	00092620000401	0009262	0000401
LAKEWOOD JV	7/5/1984	00078800000341	0007880	0000341
JAMES H KNAPP JR TR	12/31/1900	00000000000000	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	\$47,361	\$47,361	\$47,361
2024	\$0	\$47,361	\$47,361	\$47,361
2023	\$0	\$47,361	\$47,361	\$47,361
2022	\$0	\$6,375	\$6,375	\$6,375
2021	\$0	\$3,000	\$3,000	\$3,000
2020	\$0	\$3,000	\$3,000	\$3,000

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.