



Address: [8616 WATERFRONT CT](#)
City: FORT WORTH
Georeference: 45259H-A-11
Subdivision: WATERFRONT ADDITION, THE
Neighborhood Code: 2A200B

Latitude: 32.8759478358
Longitude: -97.44648548
TAD Map: 2012-436
MAPSCO: TAR-031R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WATERFRONT ADDITION, THE
Block A Lot 11

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: 2015

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,497,123

Protest Deadline Date: 5/24/2024

Site Number: 07029098

Site Name: WATERFRONT ADDITION, THE-A-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,650

Percent Complete: 100%

Land Sqft^{*}: 19,425

Land Acres^{*}: 0.4459

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:

MORALES RODOLFO
MORALES CARMEN

Primary Owner Address:

8616 WATERFRONT CT
FORT WORTH, TX 76179

Deed Date: 10/23/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212263833](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------------|-----------|----------------------------|-------------|-----------|
| MONITEX FINANCIAL SERVICES LP | 8/17/2012 | D212203381 | 0000000 | 0000000 |
| SILVERMAN DONALD L;SILVERMAN EVELYN H | 5/5/1998 | 00132190000120 | 0013219 | 0000120 |
| ESTATES OF EAGLE MTN LTD ETAL | 1/1/1997 | 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 | \$1,218,348 | \$278,775 | \$1,497,123 | \$1,171,280 |
| 2024 | \$1,218,348 | \$278,775 | \$1,497,123 | \$1,064,800 |
| 2023 | \$1,071,225 | \$278,775 | \$1,350,000 | \$968,000 |
| 2022 | \$780,000 | \$200,000 | \$980,000 | \$880,000 |
| 2021 | \$600,000 | \$200,000 | \$800,000 | \$800,000 |
| 2020 | \$600,000 | \$200,000 | \$800,000 | \$800,000 |

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

- 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.