



Address: [3831 WATERFRONT DR](#)
City: FORT WORTH
Georeference: 45259H-A-51
Subdivision: WATERFRONT ADDITION, THE
Neighborhood Code: 2N400T

Latitude: 32.8746400755
Longitude: -97.443579759
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 51

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: 2002

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Notice Sent Date: 4/15/2025

Notice Value: \$702,517

Protest Deadline Date: 5/24/2024

Site Number: 07029470

Site Name: WATERFRONT ADDITION, THE-A-51

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,004

Percent Complete: 100%

Land Sqft^{*}: 22,863

Land Acres^{*}: 0.5248

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

BENNETT MICHAEL CHRISTOPHER
BENNETT MARI T

Primary Owner Address:

3831 WATERFRONT DR
FORT WORTH, TX 76179

Deed Date: 11/18/2020

Deed Volume:

Deed Page:

Instrument: [D220305003](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAMIANI DONALD;DAMIANI MARTHA A	6/9/2014	D214121825	0000000	0000000
JOHNS JAMES F;JOHNS PAULA L	7/3/2003	D203249610	0016914	0000120
MCDavid HOMES INC	2/6/2002	00154720000524	0015472	0000524
ESTATES OF EAGLE MTN LTD ETAL	1/1/1997	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	\$425,291	\$150,000	\$575,291	\$575,291
2024	\$552,517	\$150,000	\$702,517	\$652,754
2023	\$600,993	\$105,000	\$705,993	\$593,413
2022	\$434,466	\$105,000	\$539,466	\$539,466
2021	\$389,924	\$105,000	\$494,924	\$494,924
2020	\$332,902	\$105,000	\$437,902	\$437,902

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)
- DISABLED VET 70 to 99 PCT 11.22

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.