



Address: [1707 CATALINA CT](#)
City: FORT WORTH
Georeference: 34495J-1-4
Subdivision: RIVER CREST LANDING ADDITION
Neighborhood Code: 4C110B

Latitude: 32.7429258228
Longitude: -97.3952661662
TAD Map: 2030-388
MAPSCO: TAR-075F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVER CREST LANDING
ADDITION Block 1 Lot 4

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: A

Year Built: 2004

Personal Property Account: N/A

Agent: INTEGRATAX (00753)

Protest Deadline Date: 5/24/2024

Site Number: 07557655

Site Name: RIVER CREST LANDING ADDITION-1-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,205

Percent Complete: 100%

Land Sqft^{*}: 34,251

Land Acres^{*}: 0.7862

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:

NOEL CYRIL WAGNER REVOCABLE TRUST

Primary Owner Address:

1707 CATALINA CT
FORT WORTH, TX 76107

Deed Date: 12/15/2021

Deed Volume:

Deed Page:

Instrument: [D222006155](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CYRIL & MELISSA NOEL WAGNER ISSUE TRUST	6/24/2020	D220148826		
FEEHAN DANIEL;FEEHAN SHARON	12/4/2003	D203454442	0000000	0000000
RIVER CREST LANDING DEV LTD	1/1/2000	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	\$747,576	\$1,292,259	\$2,039,835	\$2,039,835
2024	\$951,559	\$1,292,259	\$2,243,818	\$2,243,818
2023	\$1,127,504	\$1,532,259	\$2,659,763	\$2,178,000
2022	\$1,081,322	\$918,678	\$2,000,000	\$1,980,000
2021	\$881,322	\$918,678	\$1,800,000	\$1,800,000
2020	\$919,766	\$918,678	\$1,838,444	\$1,838,444

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.