



Address: [544 WATERCHASE DR](#)
City: FORT WORTH
Georeference: 45255H-1-11
Subdivision: WATERCHASE ESTATES ADDITION
Neighborhood Code: 1B200Z

Latitude: 32.7719098884
Longitude: -97.1679615169
TAD Map: 2102-400
MAPSCO: TAR-067Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WATERCHASE ESTATES
ADDITION Block 1 Lot 11

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: 2005

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$624,822

Protest Deadline Date: 5/24/2024

Site Number: 07862954

Site Name: WATERCHASE ESTATES ADDITION-1-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,642

Percent Complete: 100%

Land Sqft^{*}: 25,177

Land Acres^{*}: 0.5779

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:

MEGHANI MANHAR
MEGHANI HARSHIDA

Primary Owner Address:

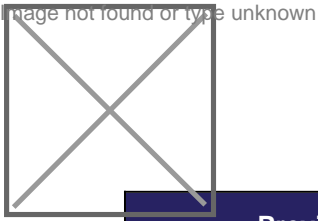
544 WATERCHASE DR
FORT WORTH, TX 76120-2870

Deed Date: 3/5/2002

Deed Volume: 0015572

Deed Page: 0000165

Instrument: 00155720000165



Previous Owners	Date	Instrument	Deed Volume	Deed Page
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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	\$448,976	\$75,000	\$523,976	\$523,976
2024	\$549,822	\$75,000	\$624,822	\$601,942
2023	\$534,875	\$75,000	\$609,875	\$547,220
2022	\$463,980	\$75,000	\$538,980	\$497,473
2021	\$377,248	\$75,000	\$452,248	\$452,248
2020	\$362,663	\$75,000	\$437,663	\$437,663

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.