



**Address:** [8912 WATERCHASE CIR](#)  
**City:** FORT WORTH  
**Georeference:** 45255H-5-8  
**Subdivision:** WATERCHASE ESTATES ADDITION  
**Neighborhood Code:** 1B200Q

**Latitude:** 32.7715987745  
**Longitude:** -97.1600612687  
**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 5 Lot 8

**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:** 2003

**Personal Property Account:** N/A

**Agent:** THOMAS HEINZ (X1454)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$498,456

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07863306

**Site Name:** WATERCHASE ESTATES ADDITION-5-8

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,682

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 41,425

**Land Acres<sup>\*</sup>:** 0.9509

**Pool:** Y

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

SELENE MICHAEL FREDERICK  
SELENE RITA ANTOINETTE

**Primary Owner Address:**

8912 WATERCHASE CIR  
FORT WORTH, TX 76120

**Deed Date:** 6/4/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220149714](#)

| Previous Owners               | Date      | Instrument      | Deed Volume | Deed Page |
|-------------------------------|-----------|-----------------|-------------|-----------|
| SELENE MICHAEL;SELENE REETA S | 2/12/2002 | 00154720000388  | 0015472     | 0000388   |
| CONINE RESID-WATERCHASE EST   | 1/1/2001  | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$339,655          | \$90,345    | \$430,000    | \$430,000                    |
| 2024 | \$408,111          | \$90,345    | \$498,456    | \$453,750                    |
| 2023 | \$409,924          | \$90,345    | \$500,269    | \$412,500                    |
| 2022 | \$308,430          | \$66,570    | \$375,000    | \$375,000                    |
| 2021 | \$309,799          | \$114,120   | \$423,919    | \$423,919                    |
| 2020 | \$339,588          | \$100,000   | \$439,588    | \$439,588                    |

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.