



Address: [4601 WATERFORD DR](#)
City: FORT WORTH
Georeference: 31682-1-195
Subdivision: PARKVIEW HILLS
Neighborhood Code: 2N050B

Latitude: 32.860552045
Longitude: -97.3937160046
TAD Map: 2030-432
MAPSCO: TAR-033X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PARKVIEW HILLS Block 1 Lot 195

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: 2003

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$261,049

Protest Deadline Date: 5/24/2024

Site Number: 40218821

Site Name: PARKVIEW HILLS-1-195

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,744

Percent Complete: 100%

Land Sqft^{*}: 6,530

Land Acres^{*}: 0.1499

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 JANICE L

Primary Owner Address:

4601 WATERFORD DR
FORT WORTH, TX 76179-4143

Deed Date: 10/30/2003

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D203412594](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES TEXAS LAND & CONS	10/29/2003	0000000000000000	0000000	0000000
LENNAR HMS OF TX LAND & CONST	7/7/2003	D203363921	0000000	0000000
BARHAM & HARRIS DEV ONE LP	1/1/2003	0000000000000000	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	\$201,049	\$60,000	\$261,049	\$261,049
2024	\$201,049	\$60,000	\$261,049	\$239,580
2023	\$253,435	\$35,000	\$288,435	\$217,800
2022	\$202,977	\$35,000	\$237,977	\$198,000
2021	\$145,000	\$35,000	\$180,000	\$180,000
2020	\$145,000	\$35,000	\$180,000	\$180,000

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.