



**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<sup>+++</sup>:** 1,744

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,530

**Land Acres<sup>\*</sup>:** 0.1499

**Pool:** N

<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:**

MORALES JANICE L

**Primary Owner Address:**

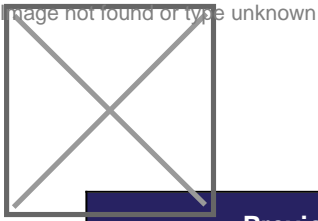
4601 WATERFORD DR  
FORT WORTH, TX 76179-4143

**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	<a href="#">D203363921</a>	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 <sup>+</sup>
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.