



**Address:** [4609 WATERFORD DR](#)  
**City:** FORT WORTH  
**Georeference:** 31682-1-197  
**Subdivision:** PARKVIEW HILLS  
**Neighborhood Code:** 2N050B

**Latitude:** 32.8603757938  
**Longitude:** -97.3939934317  
**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 197

**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:** OWNWELL INC (12140)

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

**Site Number:** 40218856

**Site Name:** PARKVIEW HILLS-1-197

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,584

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,437

**Land Acres<sup>\*</sup>:** 0.1477

**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:**

TODD DAVID R

TODD V O

**Primary Owner Address:**

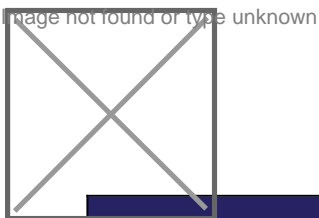
4609 WATERFORD DR  
FORT WORTH, TX 76179-4143

**Deed Date:** 11/25/2003

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D203452572](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NU HOME OF TEXAS INC	11/25/2003	<a href="#">D203452569</a>	0000000	0000000
LENNAR HOMES TEXAS LAND & CONS	7/7/2003	<a href="#">D203363921</a>	0000000	0000000
BARHAM & HARRIS DEV ONE LP	1/1/2003	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	\$187,921	\$60,000	\$247,921	\$247,921
2024	\$251,889	\$60,000	\$311,889	\$311,889
2023	\$318,310	\$35,000	\$353,310	\$286,609
2022	\$254,305	\$35,000	\$289,305	\$260,554
2021	\$201,867	\$35,000	\$236,867	\$236,867
2020	\$202,821	\$35,000	\$237,821	\$224,183

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)
- HOMESTEAD DISABLED PERSON 11.13 (c )

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.