



Address: [4617 WATERFORD DR](#)
City: FORT WORTH
Georeference: 31682-1-198
Subdivision: PARKVIEW HILLS
Neighborhood Code: 2N050B

Latitude: 32.8602521793
Longitude: -97.3940937416
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 198

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: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 40218864

Site Name: PARKVIEW HILLS-1-198

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,176

Percent Complete: 100%

Land Sqft^{*}: 6,437

Land Acres^{*}: 0.1477

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:

DEREK A WOLF REVOCALBE TRUST

Primary Owner Address:

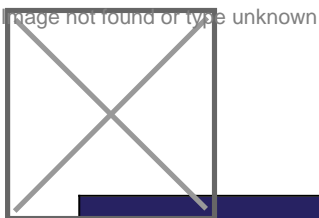
26095 CALLE CORVETA
TEMECULA, CA 92590

Deed Date: 3/27/2016

Deed Volume:

Deed Page:

Instrument: [D216048520](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROBIDA RICHARD R	3/25/2016	D216048520		
ROBIDA RACHEL	3/6/2009	325-460846-09		
ROBIDA RACHEL;ROBIDA RICHARD	11/22/2003	D203441987	0000000	0000000
NU HOME OF TEXAS INC	11/21/2003	D203441985	0000000	0000000
LENNAR HOMES TEXAS LAND & CONS	7/1/2003	00169160000009	0016916	0000009
BARHAM AND HARRIS DEVELOPEMENT	1/1/2003	00000000000000	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	\$229,446	\$60,000	\$289,446	\$289,446
2024	\$229,446	\$60,000	\$289,446	\$289,446
2023	\$276,000	\$35,000	\$311,000	\$311,000
2022	\$226,000	\$35,000	\$261,000	\$261,000
2021	\$156,000	\$35,000	\$191,000	\$191,000
2020	\$156,000	\$35,000	\$191,000	\$191,000

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

There are no exemptions for this property

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.