



Address: [4701 WATERFORD DR](#)
City: FORT WORTH
Georeference: 31682-1-200
Subdivision: PARKVIEW HILLS
Neighborhood Code: 2N050B

Latitude: 32.8599757119
Longitude: -97.394211263
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 200

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40218880

Site Name: PARKVIEW HILLS-1-200

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,360

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:

ROCHA ALEXIS BRIANNE
LONGCRIER BRADLEY JAMES

Primary Owner Address:

4701 WATERFORD DR
FORT WORTH, TX 76179

Deed Date: 4/25/2018

Deed Volume:

Deed Page:

Instrument: [D218091996](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------------|-----------|----------------------------|-------------|-----------|
| MANLEY ERIC M;MANLEY JENNIFER | 11/2/2012 | D212278296 | 0000000 | 0000000 |
| MANLEY ERIC;MANLEY JENNIFER STAGGS | 1/31/2004 | D204040564 | 0000000 | 0000000 |
| NUHOME OF TEXAS | 1/30/2004 | D204040563 | 0000000 | 0000000 |
| LENNAR HOMES TEXAS LAND & CONS | 8/4/2003 | D203302439 | 0017075 | 0000019 |
| 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 | \$202,424 | \$60,000 | \$262,424 | \$262,424 |
| 2024 | \$202,424 | \$60,000 | \$262,424 | \$262,424 |
| 2023 | \$287,192 | \$35,000 | \$322,192 | \$241,930 |
| 2022 | \$237,806 | \$35,000 | \$272,806 | \$219,936 |
| 2021 | \$164,942 | \$35,000 | \$199,942 | \$199,942 |
| 2020 | \$189,831 | \$35,000 | \$224,831 | \$224,831 |

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.