



Address: [4717 WATERFORD DR](#)
City: FORT WORTH
Georeference: 31682-1-204
Subdivision: PARKVIEW HILLS
Neighborhood Code: 2N050B

Latitude: 32.8594134473
Longitude: -97.3942165775
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 204

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

Protest Deadline Date: 5/24/2024

Site Number: 40218929

Site Name: PARKVIEW HILLS-1-204

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,216

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

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:

BROWN CHARLES RYAN

Primary Owner Address:

11701 MERLOTTE DR
FORT WORTH, TX 76244

Deed Date: 12/15/2021

Deed Volume:

Deed Page:

Instrument: [D221366339](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AUSTIN ABE;AUSTIN CARRIE A	8/4/2016	D216177430		
AUSTIN ABE III	1/12/2012	D212014024	0000000	0000000
GBANQUOI TITUS	5/16/2008	D208187130	0000000	0000000
SECRETARY OF HUD	11/12/2007	D207454904	0000000	0000000
WELLS FARGO BANK N A	11/6/2007	D207406035	0000000	0000000
BALDERAS JOSUE	2/16/2004	D204053890	0000000	0000000
LENAR HOMES OF TEXAS INC	2/16/2004	D204053889	0000000	0000000
LENNAR HMS TX LAND & CONST LTD	9/8/2003	D203425220	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	\$230,919	\$60,000	\$290,919	\$290,919
2024	\$230,919	\$60,000	\$290,919	\$290,919
2023	\$291,552	\$35,000	\$326,552	\$326,552
2022	\$233,134	\$35,000	\$268,134	\$268,134
2021	\$154,000	\$35,000	\$189,000	\$189,000
2020	\$154,000	\$35,000	\$189,000	\$189,000

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.