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**Address:** [4725 WATERFORD DR](#)  
**City:** FORT WORTH  
**Georeference:** 31682-1-206  
**Subdivision:** PARKVIEW HILLS  
**Neighborhood Code:** 2N050B

**Latitude:** 32.8591359462  
**Longitude:** -97.3942201244  
**TAD Map:** 2030-432  
**MAPSCO:** TAR-033X



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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** PARKVIEW HILLS Block 1 Lot 206

**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:** 2004

**Personal Property Account:** N/A

**Agent:** VANGUARD PROPERTY TAX APPEALS (12005)

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

**Site Number:** 40218945  
**Site Name:** PARKVIEW HILLS-1-206  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,606  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,000  
**Land Acres<sup>\*</sup>:** 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:**

SUZUKI MITSUHIRO

**Primary Owner Address:**

5050 QUORUM DR STE 225  
DALLAS, TX 75254

**Deed Date:** 9/27/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223176284](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPEN HOUSE TEXAS REALTY & INVESTMENTS LLC	5/5/2023	<a href="#">D223078670</a>		
LITTLE RENEE M	6/26/2012	<a href="#">D212158104</a>	0000000	0000000
AGUILAR JENNIFER;AGUILAR PAUL M	6/20/2004	0000000000000000	0000000	0000000
SORENSEN JENNIFER;SORENSEN P AGUILAR	4/28/2004	<a href="#">D204138630</a>	0000000	0000000
NU HOME OF TEXAS	4/27/2004	<a href="#">D204138629</a>	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	2/9/2004	<a href="#">D204053887</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	\$170,000	\$60,000	\$230,000	\$230,000
2024	\$170,000	\$60,000	\$230,000	\$230,000
2023	\$224,592	\$35,000	\$259,592	\$216,315
2022	\$180,166	\$35,000	\$215,166	\$196,650
2021	\$143,773	\$35,000	\$178,773	\$178,773
2020	\$144,449	\$35,000	\$179,449	\$175,775

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.