



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



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 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⁺⁺⁺: 1,606

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:

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	D223078670		
LITTLE RENEE M	6/26/2012	D212158104	0000000	0000000
AGUILAR JENNIFER;AGUILAR PAUL M	6/20/2004	0000000000000000	0000000	0000000
SORENSEN JENNIFER;SORENSEN P AGUILAR	4/28/2004	D204138630	0000000	0000000
NU HOME OF TEXAS	4/27/2004	D204138629	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	2/9/2004	D204053887	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	\$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.