



Address: [321 RUNNING WATER TR](#)
City: FORT WORTH
Georeference: 1605-21-3
Subdivision: BAR C RANCH
Neighborhood Code: 2N100Z

Latitude: 32.8929136718
Longitude: -97.3676893817
TAD Map: 2036-444
MAPSCO: TAR-034E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BAR C RANCH Block 21 Lot 3

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: 2020

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40794857

Site Name: BAR C RANCH-21-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,002

Percent Complete: 100%

Land Sqft^{*}: 6,229

Land Acres^{*}: 0.1429

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:

DAVILA VLADIMAR J

Primary Owner Address:

321 RUNNING WATER TR
FORT WORTH, TX 76131

Deed Date: 12/30/2020

Deed Volume:

Deed Page:

Instrument: [D221000523](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON - TEXAS LTD	6/30/2020	D220155389		
FORESTAR (USA) REAL ESTATE GROUP INC	3/29/2012	D212079897	0000000	0000000
CL REALTY LLC	12/31/2009	D210188863	0000000	0000000
CL TEXAS LP	1/1/2005	000000000000000	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	\$249,000	\$75,000	\$324,000	\$324,000
2024	\$249,000	\$75,000	\$324,000	\$324,000
2023	\$294,000	\$55,000	\$349,000	\$316,674
2022	\$272,422	\$55,000	\$327,422	\$287,885
2021	\$206,714	\$55,000	\$261,714	\$261,714
2020	\$0	\$38,500	\$38,500	\$38,500

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.