



Address: [4536 WATERFORD DR](#)
City: FORT WORTH
Georeference: 31682-21-28
Subdivision: PARKVIEW HILLS
Neighborhood Code: 2N050B

Latitude: 32.8612797845
Longitude: -97.3937952266
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 21 Lot 28

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: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$236,439

Protest Deadline Date: 5/24/2024

Site Number: 40964523

Site Name: PARKVIEW HILLS-21-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,556

Percent Complete: 100%

Land Sqft^{*}: 7,420

Land Acres^{*}: 0.1703

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:

MELENDES ANGELICA
LEVESQUE JARED MASON

Primary Owner Address:

4536 WATERFORD DR
FORT WORTH, TX 76179

Deed Date: 1/31/2024

Deed Volume:

Deed Page:

Instrument: CW D224171681

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPADER BRITTON J	6/16/2016	D216135318		
BROWN CHARLES R	11/6/2006	D206364250	0000000	0000000
NU HOME OF TEXAS	11/6/2006	D206364249	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	7/5/2006	D206217326	0000000	0000000
BARHAM & HARRIS DEV ONE 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	\$176,439	\$60,000	\$236,439	\$236,439
2024	\$176,439	\$60,000	\$236,439	\$209,657
2023	\$221,857	\$35,000	\$256,857	\$190,597
2022	\$178,108	\$35,000	\$213,108	\$173,270
2021	\$142,272	\$35,000	\$177,272	\$157,518
2020	\$142,935	\$35,000	\$177,935	\$143,198

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.