



Address: [452 RUNNING WATER TR](#)
City: FORT WORTH
Georeference: 1605-20-16
Subdivision: BAR C RANCH
Neighborhood Code: 2N100H

Latitude: 32.8910906303
Longitude: -97.3698117321
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 20 Lot 16

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: 2007

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$543,511

Protest Deadline Date: 5/24/2024

Site Number: 41233212
Site Name: BAR C RANCH-20-16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,278
Percent Complete: 100%
Land Sqft^{*}: 10,454
Land Acres^{*}: 0.2399
Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

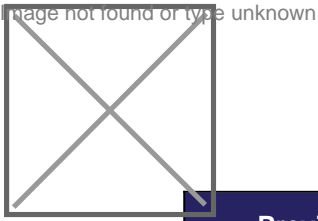
Current Owner:

CRAIN ANTHONY
CRAIN APRILE

Primary Owner Address:

452 RUNNING WATER TR
FORT WORTH, TX 76131-4573

Deed Date: 10/29/2007
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D207396785](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	4/4/2007	D207120259	0000000	0000000
C L TEXAS LP	1/1/2007	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	\$468,511	\$75,000	\$543,511	\$541,588
2024	\$468,511	\$75,000	\$543,511	\$492,353
2023	\$441,681	\$55,000	\$496,681	\$447,594
2022	\$372,435	\$55,000	\$427,435	\$406,904
2021	\$314,913	\$55,000	\$369,913	\$369,913
2020	\$316,373	\$55,000	\$371,373	\$361,237

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)
- DISABLED VET 100 PCT 11.131

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.