



Address: [612 BRIDGEWATER RD](#)
City: FORT WORTH
Georeference: 34234-7-18
Subdivision: RICHMOND ADDN - FT WORTH
Neighborhood Code: 2N100C

Latitude: 32.9125249912
Longitude: -97.3536251287
TAD Map: 2042-452
MAPSCO: TAR-020X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RICHMOND ADDN - FT WORTH
Block 7 Lot 18

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- NORTHWEST ISD (911)

State Code: A
Year Built: 2016
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$401,168
Protest Deadline Date: 5/24/2024

Site Number: 42199911
Site Name: RICHMOND ADDN - FT WORTH Block 7 Lot 18
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,330
Percent Complete: 100%
Land Sqft^{*}: 7,405
Land Acres^{*}: 0.1700
Pool: Y

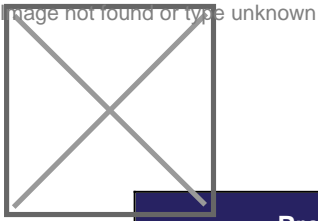
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
HUNTER CHERI
SANCHEZ EDGAR G
SANCHEZ RACHEL
Primary Owner Address:
612 BRIDGEWATER RD
FORT WORTH, TX 76131

Deed Date: 8/30/2024
Deed Volume:
Deed Page:
Instrument: [D224156433](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH MARK W;SMITH MARY M	2/24/2017	D217042862		
K HOVNANIAN DFW BERKSHIRE LLC	8/15/2016	D216186322		

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	\$301,168	\$100,000	\$401,168	\$401,168
2024	\$301,168	\$100,000	\$401,168	\$401,168
2023	\$389,985	\$85,000	\$474,985	\$421,637
2022	\$298,306	\$85,000	\$383,306	\$383,306
2021	\$277,482	\$85,000	\$362,482	\$362,482
2020	\$246,588	\$85,000	\$331,588	\$331,588

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.