



Image not found or type unknown

**Address:** [3964 WATERCOURSE DR](#)

**City:** FORT WORTH

**Georeference:** 45262-K-1

**Subdivision:** WATERSIDE ADDITION

**Neighborhood Code:** APT-Southwest Fort Worth (Bryant Irvin/Hulen)

**Latitude:** 32.6975879839

**Longitude:** -97.4169952365

**TAD Map:** 2024-372

**MAPSCO:** TAR-020S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WATERSIDE ADDITION Block K  
Lot 1

**Jurisdictions:**

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905)

**Site Number:** 800027113

**Site Name:** ATLAS WATERSIDE

**Site Class:** APTIndMtr - Apartment-Individual Meter

**Parcels:** 6

**Primary Building Name:** ALTA WATERSIDE / 42313064

**Primary Building Type:** Multi-Family

**Gross Building Area<sup>+++</sup>:** 372,523

**Net Leasable Area<sup>+++</sup>:** 309,043

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 150,896

**Land Acres<sup>\*</sup>:** 3.4641

**Pool:** Y

**State Code:** BC

**Year Built:** 2018

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00320)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$45,047,697

**Protest Deadline Date:** 5/31/2024

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

JTJ TX RE LLC

WC DANVILLE RE INVESTORS LLC

**Primary Owner Address:**

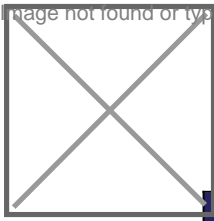
4155 BLACKHAWK PLAZA CIR STE 201  
DANVILLE, CA 94506

**Deed Date:** 5/20/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220114684](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SL4/WOOD WATERSIDE LP	8/2/2017	<a href="#">D217145789</a>		

## 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 <sup>+</sup>
2025	\$44,293,217	\$754,480	\$45,047,697	\$45,047,697
2024	\$39,012,053	\$754,480	\$39,766,533	\$39,766,533
2023	\$40,192,380	\$754,480	\$40,946,860	\$40,946,860
2022	\$36,449,682	\$754,480	\$37,204,162	\$37,204,162
2021	\$34,480,499	\$754,480	\$35,234,979	\$35,234,979
2020	\$32,395,520	\$754,480	\$33,150,000	\$33,150,000

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.