



Address: [4217 WATERCOURSE DR](#)
City: FORT WORTH
Georeference: 45262-P-6
Subdivision: WATERSIDE ADDITION
Neighborhood Code: A4R010V2

Latitude: 32.6967205482
Longitude: -97.4205807043
TAD Map: 2024-372
MAPSCO: TAR-088C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WATERSIDE ADDITION Block P
Lot 6

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)

State Code: A
Year Built: 2020
Personal Property Account: N/A
Agent: PROPERTY TAX PROTEST (00795)
Notice Sent Date: 4/15/2025
Notice Value: \$722,579
Protest Deadline Date: 5/24/2024

Site Number: 800028807
Site Name: WATERSIDE ADDITION P 6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,876
Percent Complete: 100%
Land Sqft^{*}: 2,095
Land Acres^{*}: 0.0481
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:
BOLGER THOMAS R
Primary Owner Address:
4217 WATERCOURSE DR
FORT WORTH, TX 76109

Deed Date: 3/30/2021
Deed Volume:
Deed Page:
Instrument: [D221149439](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOLGER CARRA LEE;BOLGER THOMAS J	3/30/2021	D221086673		
VILLAGE HOMES LP	3/12/2020	D220063476		

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	\$572,579	\$150,000	\$722,579	\$722,579
2024	\$572,579	\$150,000	\$722,579	\$711,929
2023	\$497,208	\$150,000	\$647,208	\$647,208
2022	\$498,458	\$150,000	\$648,458	\$648,458
2021	\$499,707	\$150,000	\$649,707	\$649,707
2020	\$0	\$105,000	\$105,000	\$105,000

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

- 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.