



Address: [4213 WATERCOURSE DR](#)
City: FORT WORTH
Georeference: 45262-P-7
Subdivision: WATERSIDE ADDITION
Neighborhood Code: A4R010V2

Latitude: 32.6967247891
Longitude: -97.4205060918
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 7

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$712,340

Protest Deadline Date: 5/24/2024

Site Number: 800028802

Site Name: WATERSIDE ADDITION P 7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,866

Percent Complete: 100%

Land Sqft^{*}: 2,090

Land Acres^{*}: 0.0480

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:

PENCE FAMILY TRUST
TERRA R AFMAN REVOCABLE TRUST

Primary Owner Address:

4213 WATERCOURSE DR
FORT WORTH, TX 76109

Deed Date: 3/22/2025

Deed Volume:

Deed Page:

Instrument: [D225048547-1](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AFMAN TERRA R;PENCE FAMILY TRUST	11/1/2023	D223198579		
AFMAN TERRA R;PENCE JEREMY KENNETH	1/27/2021	D221024383		
VILLAGE HOMES LP	3/12/2020	D220063466		

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	\$422,359	\$150,000	\$572,359	\$572,359
2024	\$562,340	\$150,000	\$712,340	\$640,518
2023	\$432,289	\$150,000	\$582,289	\$582,289
2022	\$493,110	\$150,000	\$643,110	\$643,110
2021	\$487,000	\$150,000	\$637,000	\$637,000
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.