



**Address:** [4137 WATERCOURSE DR](#)  
**City:** FORT WORTH  
**Georeference:** 45262-P-17  
**Subdivision:** WATERSIDE ADDITION  
**Neighborhood Code:** A4R010V2

**Latitude:** 32.696840276  
**Longitude:** -97.4194292374  
**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 17

**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:** 2019  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800028805  
**Site Name:** WATERSIDE ADDITION P 17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 2,819  
**Percent Complete:** 100%  
**Land Sqft\*:** 2,169  
**Land Acres\*:** 0.0498  
**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:**  
HOYT SPENCER  
HOYT LAURA GRESENS  
**Primary Owner Address:**  
4137 WATERCOURSE DR  
FORT WORTH, TX 76109

**Deed Date:** 10/10/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223182782](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MILLER STEVEN E;MILLER TAMARA N	3/5/2020	<a href="#">D220054091</a>		
VILLAGE HOMES LP	2/26/2019	<a href="#">D219038366</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	\$565,000	\$150,000	\$715,000	\$715,000
2024	\$565,000	\$150,000	\$715,000	\$715,000
2023	\$476,478	\$150,000	\$626,478	\$626,478
2022	\$492,440	\$150,000	\$642,440	\$642,440
2021	\$493,677	\$150,000	\$643,677	\$643,677
2020	\$407,169	\$150,000	\$557,169	\$557,169

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.