



**Address:** [4133 WATERCOURSE DR](#)  
**City:** FORT WORTH  
**Georeference:** 45262-P-18  
**Subdivision:** WATERSIDE ADDITION  
**Neighborhood Code:** A4R010V2

**Latitude:** 32.6968547636  
**Longitude:** -97.4193509203  
**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 18

**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:** INTEGRATAX (00753)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$635,288  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800028816  
**Site Name:** WATERSIDE ADDITION P 18  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,798  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 2,060  
**Land Acres<sup>\*</sup>:** 0.0473  
**Pool:** N

<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:**  
CAROLAN MACKENZIE L A  
**Primary Owner Address:**  
4133 WATERCOURSE DR  
FORT WORTH, TX 76109

**Deed Date:** 3/31/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220074724](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VILLAGE HOMES LP	2/26/2019	<a href="#">D219038146</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	\$368,903	\$150,000	\$518,903	\$518,903
2024	\$485,288	\$150,000	\$635,288	\$613,621
2023	\$407,837	\$150,000	\$557,837	\$557,837
2022	\$449,781	\$150,000	\$599,781	\$599,781
2021	\$470,000	\$150,000	\$620,000	\$620,000
2020	\$402,989	\$150,001	\$552,990	\$552,990

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.