

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42605634

Address: 4804 CARMEL VALLEY DR

City: FORT WORTH
Georeference: 45332-2-4

Subdivision: WATSON CREEK ESTATES

Neighborhood Code: 3K6005

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

## PROPERTY DATA

Legal Description: WATSON CREEK ESTATES

Block 2 Lot 4

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

KELLER ISD (907) State Code: A

Year Built: 2021

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

**Site Number:** 800050595

Latitude: 32.9328812444

**TAD Map:** 2066-460 **MAPSCO:** TAR-022K

Longitude: -97.2803543022

**Site Name:** WATSON CREEK ESTATES 2 4 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,619
Percent Complete: 100%

Land Sqft\*: 5,693 Land Acres\*: 0.1307

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

THULASI RAJESH

RAVICHANDRAN SUGANYA

**Primary Owner Address:** 

4804 CARMEL VALLEY DR FORT WORTH, TX 76244 Deed Date: 12/17/2021

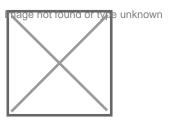
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**Instrument:** D221369719

Previous Owners	Date	Instrument	Deed Volume	Deed Page
K HOVNANIAN DFW WATSON CREEK LLC	7/21/2021	D221213309		

08-05-2025 Page 1

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



**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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$286,941	\$80,000	\$366,941	\$366,941
2024	\$286,941	\$80,000	\$366,941	\$366,941
2023	\$277,598	\$80,000	\$357,598	\$347,102
2022	\$250,547	\$65,000	\$315,547	\$315,547
2021	\$0	\$45,500	\$45,500	\$45,500
2020	\$0	\$45,500	\$45,500	\$45,500

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

08-05-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.