

Property Information | PDF

Account Number: 42605651

Address: 4812 CARMEL VALLEY DR

City: FORT WORTH
Georeference: 45332-2-6

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 6

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: 2020

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$436.256

Protest Deadline Date: 5/24/2024

Site Number: 800050593

Latitude: 32.9328805096

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

Longitude: -97.280025536

**Site Name:** WATSON CREEK ESTATES 2 6 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,042
Percent Complete: 100%

Land Sqft\*: 5,500 Land Acres\*: 0.1263

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

Current Owner: BOULOM ALLEN

**Primary Owner Address:** 4812 CARMEL VALLEY DR FORT WORTH, TX 76244

Deed Date: 11/24/2020

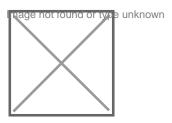
Deed Volume: Deed Page:

Instrument: D220310364

Previous Owners	Date	Instrument	Deed Volume	Deed Page
K HOVNANIAN DFW WATSON CREEK LLC	8/26/2020	D220217791		

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<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. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$356,256	\$80,000	\$436,256	\$436,256
2024	\$356,256	\$80,000	\$436,256	\$428,755
2023	\$344,490	\$80,000	\$424,490	\$389,777
2022	\$310,443	\$65,000	\$375,443	\$354,343
2021	\$257,130	\$65,000	\$322,130	\$322,130
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.

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