



Address: [4945 CARMEL VALLEY DR](#)
City: FORT WORTH
Georeference: 45332-3-2
Subdivision: WATSON CREEK ESTATES
Neighborhood Code: 3K6005

Latitude: 32.9332231743
Longitude: -97.2764375864
TAD Map: 2066-460
MAPSCO: TAR-022L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WATSON CREEK ESTATES
Block 3 Lot 2

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: 800050634
Site Name: WATSON CREEK ESTATES 3 2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size ⁺⁺⁺: 2,152
Percent Complete: 100%
Land Sqft ^{*}: 7,432
Land Acres ^{*}: 0.1706
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:
BRASS TRACIE THOMAS
Primary Owner Address:
914 SHADY CREEK DR
KENNEDEALE, TX 76060

Deed Date: 10/11/2023
Deed Volume:
Deed Page:
Instrument: [D223186763](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JESANI RAHIM;JESANI ROZINA	8/25/2021	D221250281		
K HOVNANIAN DFW WATSON CREKK LLC	3/31/2021	D221098527		



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	\$363,477	\$80,000	\$443,477	\$443,477
2024	\$363,477	\$80,000	\$443,477	\$443,477
2023	\$351,410	\$80,000	\$431,410	\$431,410
2022	\$316,510	\$65,000	\$381,510	\$381,510
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.

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

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

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.