



**Address:** [4861 CARMEL VALLEY DR](#)  
**City:** FORT WORTH  
**Georeference:** 45332-3-12  
**Subdivision:** WATSON CREEK ESTATES  
**Neighborhood Code:** 3K6005

**Latitude:** 32.9333292287  
**Longitude:** -97.2781627949  
**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 12

**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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$506,349

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800050635

**Site Name:** WATSON CREEK ESTATES 3 12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,772

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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:**

OLATUNDE ABDULRAHMAN A  
OLATUNDE ABISOLA MODINAT

**Primary Owner Address:**

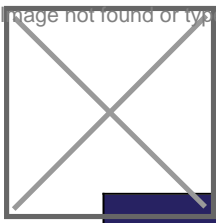
4861 CARMEL VALLEY DR  
FORT WORTH, TX 76244

**Deed Date:** 4/14/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221105048](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
K HOVNANIAN DFW WATSON CREEK LLC	12/9/2020	<a href="#">D220325547</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	\$426,349	\$80,000	\$506,349	\$494,426
2024	\$426,349	\$80,000	\$506,349	\$449,478
2023	\$412,131	\$80,000	\$492,131	\$408,616
2022	\$306,469	\$65,000	\$371,469	\$371,469
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

- 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.