



**Address:** [540 WILDRIVER TR](#)  
**City:** FORT WORTH  
**Georeference:** 45261N-36-21  
**Subdivision:** WATERSBEND NORTH  
**Neighborhood Code:** 2N100A

**Latitude:** 32.9112219679  
**Longitude:** -97.3708572739  
**TAD Map:** 2036-452  
**MAPSCO:** TAR-019Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WATERSBEND NORTH Block  
36 Lot 21 PLAT D220095703

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**Site Number:** 800052204

**Site Name:** WATERSBEND NORTH 36 21 PLAT D220095703

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,345

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,000

**Land Acres<sup>\*</sup>:** 0.1837

**Pool:** N

**State Code:** A

**Year Built:** 2021

**Personal Property Account:** N/A

**Agent:** None

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

<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:**

CAREY ALESHA  
SCRUGGS SCOTTY MAURICE II

**Primary Owner Address:**

540 WILDRIVER TRL  
FORT WORTH, TX 76131

**Deed Date:** 4/30/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221123368](#)

## 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	\$399,011	\$65,000	\$464,011	\$464,011
2024	\$399,011	\$65,000	\$464,011	\$464,011
2023	\$442,651	\$70,000	\$512,651	\$512,651
2022	\$401,016	\$70,000	\$471,016	\$471,016
2021	\$0	\$70,000	\$70,000	\$70,000
0	\$0	\$0	\$0	\$0

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)
- DISABLED VET 100 PCT 11.131

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.