



Address: [612 WILDRIVER TR](#)
City: FORT WORTH
Georeference: 45261N-36-27
Subdivision: WATERSBEND NORTH
Neighborhood Code: 2N100A

Latitude: 32.9112636715
Longitude: -97.372075379
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 27 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: 800052216
Site Name: WATERSBEND NORTH 36 27 PLAT D220095703
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,751
Percent Complete: 100%
Land Sqft^{*}: 9,750
Land Acres^{*}: 0.2238
Pool: N

State Code: A
Year Built: 2021
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
CURRIN BILLY
CURRIN THEDA
Primary Owner Address:
612 WILDRIVER TRL
FORT WORTH, TX 76131

Deed Date: 6/21/2021
Deed Volume:
Deed Page:
Instrument: [D221177869](#)

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	\$443,592	\$65,000	\$508,592	\$508,592
2024	\$443,592	\$65,000	\$508,592	\$508,592
2023	\$508,659	\$70,000	\$578,659	\$567,403
2022	\$445,821	\$70,000	\$515,821	\$515,821
2021	\$0	\$49,000	\$49,000	\$49,000
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 - T&P

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.