



Address: [549 WILDRIVER TR](#)
City: FORT WORTH
Georeference: 45261N-39-11
Subdivision: WATERSBEND NORTH
Neighborhood Code: 2N100A

Latitude: 32.9107702004
Longitude: -97.3713315696
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
39 Lot 11 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: 800052233

Site Name: WATERSBEND NORTH 39 11 PLAT D220095703

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,763

Percent Complete: 100%

Land Sqft^{*}: 5,750

Land Acres^{*}: 0.1320

Pool: N

State Code: A

Year Built: 2020

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:

MAGAR SOM

MAGAR SITA

Primary Owner Address:

549 WILDRIVER TR
FORT WORTH, TX 76131

Deed Date: 4/23/2021

Deed Volume:

Deed Page:

Instrument: [D221121167](#)

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	\$335,005	\$65,000	\$400,005	\$400,005
2024	\$335,005	\$65,000	\$400,005	\$400,005
2023	\$423,394	\$70,000	\$493,394	\$447,361
2022	\$336,692	\$70,000	\$406,692	\$406,692
2021	\$39,467	\$70,000	\$109,467	\$109,467
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)

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.