



**Address:** [701 BLACKTAIL DR](#)  
**City:** FORT WORTH  
**Georeference:** 45261S-10-3  
**Subdivision:** WATERSBEND SOUTH  
**Neighborhood Code:** 2N1002

**Latitude:** 32.9009601559  
**Longitude:** -97.3723563551  
**TAD Map:** 2036-448  
**MAPSCO:** TAR-033D



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** WATERSBEND SOUTH Block 10  
Lot 3

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A  
**Year Built:** 2022  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800061561  
**Site Name:** WATERSBEND SOUTH Block 10 Lot 3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,815  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,859  
**Land Acres<sup>\*</sup>:** 0.1345  
**Pool:** N

<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:**  
GRIFFIN KENNITRA EFFIEL  
**Primary Owner Address:**  
701 BLACKTAIL DR  
FORT WORTH, TX 76131

**Deed Date:** 9/20/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222231836](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D.R. HORTON- TEXAS	10/7/2021	<a href="#">D221294751</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	\$262,692	\$65,000	\$327,692	\$327,692
2024	\$262,692	\$65,000	\$327,692	\$327,692
2023	\$320,435	\$65,000	\$385,435	\$385,435
2022	\$0	\$45,500	\$45,500	\$45,500
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 50 to 69 PCT 11.22

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.