



Address: [2040 WATERLEAF RD](#)
City: HASLET
Georeference: 45254-A-51
Subdivision: WATERCRESS
Neighborhood Code: 2Z200I

Latitude: 32.9444727993
Longitude: -97.3376809903
TAD Map: 2048-464
MAPSCO: TAR-020H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WATERCRESS Block A Lot 51

Jurisdictions:

CITY OF HASLET (034)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
HASLET PID 7 - WATERCRESS (641)
NORTHWEST ISD (911)

State Code: A

Year Built: 2022

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800062626
Site Name: WATERCRESS PHASE ONE Block A Lot 51
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,143
Percent Complete: 100%
Land Sqft^{*}: 15,516
Land Acres^{*}: 0.3562
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:

THE EVANS FAMILY TRUST

Primary Owner Address:

2040 WATERLEAF RD
HASLET, TX 76052

Deed Date: 3/10/2025
Deed Volume:
Deed Page:
Instrument: [D225051193](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EVANS DANIEL;EVANS NORMA	3/14/2023	D223043446		
AMERICAN LEGEND HOMES LLC	8/2/2021	D221190800		



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	\$626,386	\$150,000	\$776,386	\$776,386
2024	\$626,386	\$150,000	\$776,386	\$776,386
2023	\$762,843	\$120,000	\$882,843	\$882,843
2022	\$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)

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.