



Address: [5513 TOPWATER TR](#)
City: FORT WORTH
Georeference: 12756-D-17
Subdivision: ENCHANTED BAY SUBDIVISION
Neighborhood Code: 1L0608

Latitude: 32.6832446828
Longitude: -97.2377134501
TAD Map: 2078-368
MAPSCO: TAR-093L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ENCHANTED BAY
SUBDIVISION Block D Lot 17

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

Site Number: 800064537
Site Name: ENCHANTED BAY SUBDIVISION Block D Lot 17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,299
Percent Complete: 100%
Land Sqft^{*}: 3,083
Land Acres^{*}: 0.0708
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:
BRIGHT BIANNA
Primary Owner Address:
5513 TOPWATER TR
FORT WORTH, TX 76119

Deed Date: 5/26/2022
Deed Volume:
Deed Page:
Instrument: [D222141090](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEGEND CLASSIC HOMES LTD	9/2/2021	D221267809		

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	\$191,444	\$75,000	\$266,444	\$266,444
2024	\$191,444	\$75,000	\$266,444	\$266,444
2023	\$205,441	\$75,000	\$280,441	\$280,441
2022	\$33,244	\$75,000	\$108,244	\$108,244
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.