



Address: [5520 TOPWATER TR](#)
City: FORT WORTH
Georeference: 12756-E-6
Subdivision: ENCHANTED BAY SUBDIVISION
Neighborhood Code: 1L0608

Latitude: 32.682863429
Longitude: -97.2374727415
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 E Lot 6

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)

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

Site Number: 800064533
Site Name: ENCHANTED BAY SUBDIVISION Block E Lot 6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,089
Percent Complete: 100%
Land Sqft^{*}: 3,312
Land Acres^{*}: 0.0760
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:
MEHTA MANAN
Primary Owner Address:
5520 TOPWATER TRL
FORT WORTH, TX 76119

Deed Date: 5/12/2022
Deed Volume:
Deed Page:
Instrument: [D222125410](#)

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	\$275,963	\$75,000	\$350,963	\$350,963
2024	\$275,963	\$75,000	\$350,963	\$350,963
2023	\$244,419	\$75,000	\$319,419	\$319,419
2022	\$30,081	\$75,000	\$105,081	\$105,081
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

There are no exemptions for this property

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.