

Tarrant Appraisal District

Property Information | PDF

Account Number: 42801433

Latitude: 32.6828541513

TAD Map: 2078-368 **MAPSCO:** TAR-093L

Longitude: -97.2367754955

Address: <u>5544 TOPWATER TR</u>

City: FORT WORTH
Georeference: 12756-E-12

Subdivision: ENCHANTED BAY SUBDIVISION

Neighborhood Code: 1L0608

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

PROPERTY DATA

Legal Description: ENCHANTED BAY

SUBDIVISION Block E Lot 12

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 800064542

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (273)

Site Name: ENCHANTED BAY SUBDIVISION Block E Lot 12

TARRANT REGIONAL WATER DISTRICT (223)

Site Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225) Parcels: 1

FORT WORTH ISD (905) Approximate Size⁺⁺⁺: 1,126
State Code: A Percent Complete: 100%

Year Built: 2021 Land Sqft*: 3,312
Personal Property Account: N/A Land Acres*: 0.0760

Agent: OWNWELL INC (12140) Pool: N

Protest Deadline Date: 5/24/2024

+++ Rounded.

OWNER INFORMATION

Current Owner:

MEYER DANIEL L Deed Date: 10/6/2022

CABRERA MEGAN

Primary Owner Address:

5544 TOPWATER TRL

Deed Volume:

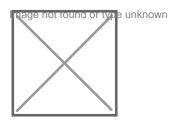
Deed Page:

FORT WORTH, TX 76119 Instrument: D222244728

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

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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	\$127,674	\$75,000	\$202,674	\$202,674
2024	\$174,719	\$75,000	\$249,719	\$249,719
2023	\$187,407	\$75,000	\$262,407	\$262,407
2022	\$20,280	\$75,000	\$95,280	\$95,280
0	\$0	\$0	\$0	\$0

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.