



Address: [5640 TOPWATER TR](#)
City: FORT WORTH
Georeference: 12756-H-10
Subdivision: ENCHANTED BAY SUBDIVISION
Neighborhood Code: 1L0608

Latitude: 32.682829384
Longitude: -97.234977232
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 H Lot 10

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: 2022
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 800064644
Site Name: ENCHANTED BAY SUBDIVISION Block H Lot 10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,352
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:
NGUYEN SY VAN
NGUYEN THU T
Primary Owner Address:
5640 TOPWATER TRL
FORT WORTH, TX 76119

Deed Date: 9/5/2023
Deed Volume:
Deed Page:
Instrument: [D223163580](#)

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	\$195,898	\$75,000	\$270,898	\$270,898
2024	\$195,898	\$75,000	\$270,898	\$270,898
2023	\$210,241	\$75,000	\$285,241	\$285,241
2022	\$0	\$45,813	\$45,813	\$45,813
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.