



Address: [5652 TOPWATER TR](#)
City: FORT WORTH
Georeference: 12756-H-13
Subdivision: ENCHANTED BAY SUBDIVISION
Neighborhood Code: 1L0608

Latitude: 32.6828248534
Longitude: -97.2346286875
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 13

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: 2023
Personal Property Account: N/A
Agent: ELLIOTT-WELLMAN (00642)
Notice Sent Date: 4/15/2025
Notice Value: \$216,131
Protest Deadline Date: 7/12/2024

Site Number: 800064642
Site Name: ENCHANTED BAY SUBDIVISION Block H Lot 13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,753
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:
BECERRIL TIFFANY ASHLEY
Primary Owner Address:
5652 TOPWATER TRL
FORT WORTH, TX 76119

Deed Date: 4/24/2024
Deed Volume:
Deed Page:
Instrument: [D224071351](#)

| 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 | \$141,131 | \$75,000 | \$216,131 | \$216,131 |
| 2024 | \$141,131 | \$75,000 | \$216,131 | \$216,131 |
| 2023 | \$0 | \$45,813 | \$45,813 | \$45,813 |
| 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)
- DISABLED VET 100 PCT 11.131 - T&P

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.