



**Address:** [5656 TOPWATER TR](#)  
**City:** FORT WORTH  
**Georeference:** 12756-H-14  
**Subdivision:** ENCHANTED BAY SUBDIVISION  
**Neighborhood Code:** 1L0608

**Latitude:** 32.6828232397  
**Longitude:** -97.2345120906  
**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 14

**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:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800064645  
**Site Name:** ENCHANTED BAY SUBDIVISION Block H Lot 14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,099  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 3,279  
**Land Acres<sup>\*</sup>:** 0.0753  
**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
SIBIT DENNIS C  
SIBIT LORI TAMARA  
**Primary Owner Address:**  
5656 TOPWATER TRL  
FORT WORTH, TX 76119-4007

**Deed Date:** 11/13/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223203814](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEGEND CLASSIC HOMES LTD	9/2/2021	<a href="#">D221267809</a>		



## VALUES

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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 <sup>+</sup>
2025	\$277,875	\$75,000	\$352,875	\$352,875
2024	\$277,875	\$75,000	\$352,875	\$352,875
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

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- 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.