

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42802626

Latitude: 32.6827668395

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

Longitude: -97.2331190677

Address: 5724 TOPWATER TR

City: FORT WORTH Georeference: 12756-H-26

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 H Lot 26

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 800064659

**TARRANT COUNTY (220)** 

Site Name: ENCHANTED BAY SUBDIVISION Block H Lot 26 TARRANT REGIONAL WATER DISTRICT Sité Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905) Approximate Size+++: 1,350 State Code: A Percent Complete: 100%

Year Built: 2022 **Land Sqft**\*: 3,312 Personal Property Account: N/A Land Acres\*: 0.0760

Agent: None Pool: N

Protest Deadline Date: 7/12/2024

+++ Rounded.

## OWNER INFORMATION

**Current Owner: Deed Date: 5/26/2023** 

VILLARREAL AMBER LEE **Deed Volume: Primary Owner Address: Deed Page:** 5724 TOPWATER TR

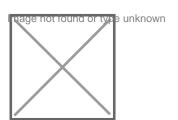
Instrument: D223093769 FORT WORTH, TX 76119

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

## **VALUES**

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



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$195,759	\$75,000	\$270,759	\$270,759
2024	\$195,759	\$75,000	\$270,759	\$270,759
2023	\$210,091	\$75,000	\$285,091	\$285,091
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.

## **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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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.