



# Tarrant Appraisal District Property Information | PDF Account Number: 42884231

### Address: <u>116 GREENBACK TR</u>

City: FORT WORTH Georeference: 8363B-Z-105 Subdivision: COPPER CREEK Neighborhood Code: 2N100X

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

## PROPERTY DATA

Legal Description: COPPER CREEK Block Z Lot 105 Jurisdictions: CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) EAGLE MTN-SAGINAW ISD (918) Latitude: 32.9084963722 Longitude: -97.3603590866 TAD Map: 2042-448 MAPSCO: TAR-020X



Site Number: 800074855 Site Name: COPPER CREEK Block Z Lot 105 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,063 Percent Complete: 80% Land Sqft\*: 5,555 Land Acres\*: 0.1275 Pool: N

#### +++ Rounded.

State Code: A

Agent: None

Year Built: 2024

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

### **OWNER INFORMATION**

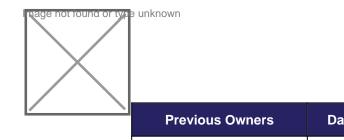
Personal Property Account: N/A

Protest Deadline Date: 5/24/2024

Notice Sent Date: 4/15/2025 Notice Value: \$396.142

Current Owner: WATSON RYAN WATSON HEATHER

Primary Owner Address: 116 GREENBACK TRL FORT WORTH, TX 76131 Deed Date: 2/21/2025 Deed Volume: Deed Page: Instrument: D225029090



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLOOMFIELD HOMES LP	8/2/2022	D222191589		

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

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$316,142	\$80,000	\$396,142	\$376,622
2024	\$0	\$56,000	\$56,000	\$50,400
2023	\$0	\$42,000	\$42,000	\$42,000
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**

There are no exemptions for this property

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.