



**Address:** [2175 CLOVERFERN WAY](#)  
**City:** HASLET  
**Georeference:** 45254-A-102  
**Subdivision:** WATERCRESS  
**Neighborhood Code:** 2Z200K

**Latitude:** 32.9405015566  
**Longitude:** -97.337802063  
**TAD Map:** 2048-464  
**MAPSCO:** TAR-020H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WATERCRESS Block A Lot 102

**Jurisdictions:**

CITY OF HASLET (034)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HASLET PID 7 - WATERCRESS (641)  
NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 2023

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 7/12/2024

**Site Number:** 800074659  
**Site Name:** WATERCRESS PHASE ONE Block A Lot 102  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,490  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,756  
**Land Acres<sup>\*</sup>:** 0.2010  
**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:**

RUDOLPH NICHOLAS FREDERICK

**Primary Owner Address:**

2175 CLOVERFERN WAY  
HASLET, TX 76052

**Deed Date:** 5/30/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223097779](#)

| Previous Owners | Date      | Instrument                 | Deed Volume | Deed Page |
|-----------------|-----------|----------------------------|-------------|-----------|
| PERRY HOMES LLC | 11/9/2022 | <a href="#">D222267744</a> |             |           |

## 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$446,565          | \$150,000   | \$596,565    | \$596,565                    |
| 2024 | \$446,565          | \$150,000   | \$596,565    | \$596,565                    |
| 2023 | \$0                | \$105,000   | \$105,000    | \$105,000                    |
| 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

- 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.