



**Address:** [5645 TOPWATER TR](#)  
**City:** FORT WORTH  
**Georeference:** 12756-G-31  
**Subdivision:** ENCHANTED BAY SUBDIVISION  
**Neighborhood Code:** 1L0608

**Latitude:** 32.6832066286  
**Longitude:** -97.2348235419  
**TAD Map:** 2078-368  
**MAPSCO:** TAR-093L



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

## PROPERTY DATA

**Legal Description:** ENCHANTED BAY  
SUBDIVISION Block G Lot 31

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (225)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

**Site Number:** 800064627  
**Site Name:** ENCHANTED BAY SUBDIVISION Block G Lot 31  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 887  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 3,078  
**Land Acres<sup>\*</sup>:** 0.0707  
**Pool:** N

**State Code:** A

**Year Built:** 2022

**Personal Property Account:** N/A

**Agent:** None

<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:**

HUBBARD JACOB  
HUBBARD RACHEL ANN

**Primary Owner Address:**

5645 TOPWATER TRL  
FORT WORTH, TX 76119

**Deed Date:** 5/22/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223090103](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEGEND CLASSIC HOMES LTD	9/2/2021	<a href="#">D221267809</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	\$0	\$0	\$0	\$0
2024	\$150,911	\$75,000	\$225,911	\$225,911
2023	\$160,956	\$75,000	\$235,956	\$235,956
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)

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.