



## LOCATION

**Address:** [701 BLACKTAIL DR](#)  
**City:** FORT WORTH  
**Georeference:** 45261S-10-3  
**Subdivision:** WATERSBEND SOUTH  
**Neighborhood Code:** 2N1002

**Latitude:** 32.9009601559  
**Longitude:** -97.3723563551  
**TAD Map:** 2036-448  
**MAPSCO:** TAR-033D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WATERSBEND SOUTH Block 10  
Lot 3

**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)

**State Code:** A

**Year Built:** 2022

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 800061561

**Site Name:** WATERSBEND SOUTH Block 10 Lot 3

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,815

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,859

**Land Acres<sup>\*</sup>:** 0.1345

**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:**

GRIFFIN KENNITRA EFFIEL

**Primary Owner Address:**

701 BLACKTAIL DR  
FORT WORTH, TX 76131

**Deed Date:** 9/20/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222231836](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D.R. HORTON- TEXAS	10/7/2021	<a href="#">D221294751</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	\$262,692	\$65,000	\$327,692	\$327,692
2023	\$320,435	\$65,000	\$385,435	\$385,435
2022	\$0	\$45,500	\$45,500	\$45,500
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)
- DISABLED VET 50 to 69 PCT 11.22

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.