



Address: [801 SYLVAN DR](#)
City: FORT WORTH
Georeference: 2415-S-1
Subdivision: BENTLEY VILLAGE ADDITION
Neighborhood Code: 1B200N

Latitude: 32.7697659868
Longitude: -97.1638392795
TAD Map: 2102-400
MAPSCO: TAR-067U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BENTLEY VILLAGE ADDITION
Block S Lot 1

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A
Year Built: 1978
Personal Property Account: N/A
Agent: OCONNOR & ASSOCIATES (00436)
Notice Sent Date: 4/15/2025
Notice Value: \$500,000
Protest Deadline Date: 7/12/2024

Site Number: 00212520
Site Name: BENTLEY VILLAGE ADDITION-S-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,168
Percent Complete: 100%
Land Sqft^{*}: 18,125
Land Acres^{*}: 0.4160
Pool: Y

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
BOBBY GARY WATSON AND BEATRIZ WATSON REVOCABLE LIVING TRUST
Primary Owner Address:
801 SYLVAN
FORT WORTH, TX 76120

Deed Date: 3/31/2023
Deed Volume:
Deed Page:
Instrument: [D223062472](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WATSON CHRISTOPHER R;WATSON GISELA	4/5/2022	D222100201		
BOBBY GARY WATSON & BEATRIZ WATSON REVOCABLE LIVING TRUST	4/4/2022	D222100200		
WATSON BEATRIZ A;WATSON BOBBY A	5/17/2019	D219109177		
WATSON BOBBY G & BEATRIZ WATSON REVOCABLE LIVING TRUST	3/24/2017	D21789298		
WATSON BEATRIZ;WATSON BOBBY	3/2/2001	00147650000414	0014765	0000414
BRAND ELIZABETH MARIE	9/1/1999	00140030000099	0014003	0000099
BRAND ELIZABETH;BRAND J DAVID	12/31/1900	00067430002438	0006743	0002438

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 ⁺
2025	\$368,000	\$70,000	\$438,000	\$438,000
2024	\$430,000	\$70,000	\$500,000	\$464,519
2023	\$463,000	\$70,000	\$533,000	\$422,290
2022	\$410,106	\$55,000	\$465,106	\$383,900
2021	\$294,000	\$55,000	\$349,000	\$349,000
2020	\$294,000	\$55,000	\$349,000	\$349,000

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.