

**Address:** [4716 WASHBURN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 6980-3-31  
**Subdivision:** CHAMBERLAIN ARLINGTON HTS 1ST  
**Neighborhood Code:** 4C121A

**Latitude:** 32.7436329198  
**Longitude:** -97.3902586616  
**TAD Map:** 2030-388  
**MAPSCO:** TAR-075F



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** CHAMBERLAIN ARLINGTON  
HTS 1ST Block 3 Lot 31 & 32

**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:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$250,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00471666  
**Site Name:** CHAMBERLAIN ARLINGTON HTS 1ST-3-31-20  
**Site Class:** C1 - Residential - Vacant Land  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 6,250  
**Land Acres<sup>\*</sup>:** 0.1434  
**Pool:** N

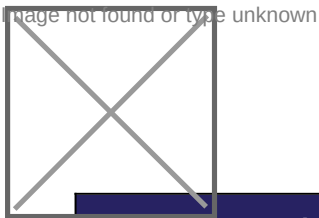
+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
WATSON LIVING TRUST  
**Primary Owner Address:**  
4716 WASHBURN AVE  
FORT WORTH, TX 76107

**Deed Date:** 1/31/2025  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225018034](#)



| Previous Owners                   | Date       | Instrument                 | Deed Volume | Deed Page |
|-----------------------------------|------------|----------------------------|-------------|-----------|
| SHELLEY VAUBOIS DESIGN LLC        | 5/2/2022   | <a href="#">D222115686</a> |             |           |
| THORNELL GINA;THORNELL JUSTIN     | 10/19/2021 | <a href="#">D221306828</a> |             |           |
| FELPS JAMES V;FELPS KAREN K       | 2/25/2014  | <a href="#">D214037767</a> | 0000000     | 0000000   |
| FELPS KAREN K                     | 9/1/2005   | <a href="#">D214037766</a> | 0000000     | 0000000   |
| KOURI KAREN L;KOURI L E MCCONNELL | 2/23/1998  | 00130960000357             | 0013096     | 0000357   |
| REEVES DANNY E                    | 2/23/1994  | 00114650002100             | 0011465     | 0002100   |
| COX RANDALL THOMAS                | 12/31/1900 | 00000000000000             | 0000000     | 0000000   |

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                | \$250,000   | \$250,000    | \$250,000                    |
| 2024 | \$0                | \$250,000   | \$250,000    | \$250,000                    |
| 2023 | \$0                | \$250,000   | \$250,000    | \$250,000                    |
| 2022 | \$107,023          | \$250,000   | \$357,023    | \$357,023                    |
| 2021 | \$101,822          | \$250,000   | \$351,822    | \$351,822                    |
| 2020 | \$80,000           | \$250,000   | \$330,000    | \$330,000                    |

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

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.