



**Address:** [5609 WATTERS PL](#)  
**City:** WESTWORTH VILLAGE  
**Georeference:** 45380--15  
**Subdivision:** WATTER'S, DENNIS J SUBDIVISION  
**Neighborhood Code:** 4C300B

**Latitude:** 32.7561580046  
**Longitude:** -97.4064386524  
**TAD Map:** 2024-396  
**MAPSCO:** TAR-060Z



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

## PROPERTY DATA

**Legal Description:** WATTER'S, DENNIS J  
SUBDIVISION Lot 15

**Jurisdictions:**

WESTWORTH VILLAGE (032)  
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:** 1951

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03313891

**Site Name:** WATTER'S, DENNIS J SUBDIVISION-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,155

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,475

**Land Acres<sup>\*</sup>:** 0.1945

**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:**

SANDY OAK PROPERTIES LLC

**Primary Owner Address:**

42526 SE 108TH ST  
NORTH BEND, WA 98045

**Deed Date:** 6/12/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223103696](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STRAIN MELISSA JANE	3/3/2023	<a href="#">D223034720</a>		
STRAIN MELISSA J	9/14/2015	<a href="#">D215210401</a>		
GLENWOOD RENTAL PROPERTIES LLC	12/18/2008	<a href="#">D208464135</a>	0000000	0000000
TERRELL KIM;TERRELL SHEILA REYNOLDS	7/18/2008	<a href="#">D208302618</a>	0000000	0000000
RUSHING JERRY D	8/30/1999	00139970000358	0013997	0000358
RUSHING CHRISTINE L;RUSHING G W	8/23/1993	00112040001381	0011204	0001381
WHITE DANA HESS;WHITE SCOTT	2/23/1987	00088540001029	0008854	0001029
COTTONGAME DONNA;COTTONGAME JAMES W	6/19/1986	00085850000691	0008585	0000691
JACK W HINES SR	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	\$148,806	\$100,000	\$248,806	\$248,806
2024	\$148,806	\$100,000	\$248,806	\$248,806
2023	\$113,820	\$100,000	\$213,820	\$213,820
2022	\$82,117	\$100,000	\$182,117	\$182,117
2021	\$89,965	\$100,000	\$189,965	\$189,965
2020	\$75,139	\$100,000	\$175,139	\$175,139

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

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## Tarrant Appraisal District Property Information | PDF

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.