



**Address:** [1671 WATSON RD](#)  
**City:** FORT WORTH  
**Georeference:** 45685-1-25R  
**Subdivision:** WELBORN VIEW ADDITION  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7539873546  
**Longitude:** -97.2465545989  
**TAD Map:** 2078-392  
**MAPSCO:** TAR-065X



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** WELBORN VIEW ADDITION  
Block 1 Lot 25R

**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:** 1974  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$373,698  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03385663  
**Site Name:** WELBORN VIEW ADDITION-1-25R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,129  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,100  
**Land Acres<sup>\*</sup>:** 0.1400  
**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:**  
ESSER ERIK M  
**Primary Owner Address:**  
1671 WATSON RD  
FORT WORTH, TX 76103

**Deed Date:** 5/13/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221175722](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ESSER ERIK M;ESSER KATHARINE C	5/25/2016	<a href="#">D216112889</a>		
COVE CRASHERS LLC	1/28/2016	<a href="#">D216021699</a>		
HEB HOMES LLC	1/26/2016	<a href="#">D216021694</a>		
BANK OF AMERICA NA	5/16/2013	<a href="#">D213126250</a>	0000000	0000000
WARD DAVID R	11/24/1987	00091310001930	0009131	0001930
TRADITIONAL BUILDERS INC	7/27/1987	00090210001371	0009021	0001371
SMITH RANDELL H II	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	\$355,398	\$18,300	\$373,698	\$317,271
2024	\$355,398	\$18,300	\$373,698	\$288,428
2023	\$357,071	\$18,300	\$375,371	\$262,207
2022	\$263,122	\$30,000	\$293,122	\$238,370
2021	\$225,220	\$30,000	\$255,220	\$216,700
2020	\$167,000	\$30,000	\$197,000	\$197,000

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.