



**Address:** [1663 WATSON RD](#)  
**City:** FORT WORTH  
**Georeference:** 45685-1-27R  
**Subdivision:** WELBORN VIEW ADDITION  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7543949845  
**Longitude:** -97.2463970717  
**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 27R

**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:** 1975

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03385698

**Site Name:** WELBORN VIEW ADDITION-1-27R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,051

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,880

**Land Acres<sup>\*</sup>:** 0.2497

**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:**

NGUYEN THU  
GUEST WILLIAM

**Primary Owner Address:**

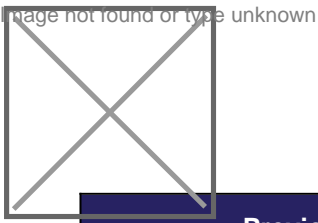
1663 WATSON RD  
FORT WORTH, TX 76103

**Deed Date:** 9/30/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222239642](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SQUIERS THOMAS E;TARDIFF JASON A	9/10/2014	<a href="#">D214201144</a>		
RENSINK ABBY;RENSINK GREG	3/16/2005	<a href="#">D205076405</a>	0000000	0000000
DERTINGER MARC S	4/13/1998	00136410000082	0013641	0000082
LAST RICHARD A	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	\$254,022	\$30,880	\$284,902	\$284,902
2024	\$254,022	\$30,880	\$284,902	\$284,902
2023	\$256,289	\$30,880	\$287,169	\$287,169
2022	\$216,503	\$30,000	\$246,503	\$200,860
2021	\$180,973	\$30,000	\$210,973	\$182,600
2020	\$136,000	\$30,000	\$166,000	\$166,000

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.