



**Address:** [1654 WATSON RD](#)  
**City:** FORT WORTH  
**Georeference:** 45685-1-32R  
**Subdivision:** WELBORN VIEW ADDITION  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7547306228  
**Longitude:** -97.2468547058  
**TAD Map:** 2072-392  
**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 32R

**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:** 1976

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$347,494

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

**Site Number:** 03385752

**Site Name:** WELBORN VIEW ADDITION-1-32R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,935

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,800

**Land Acres<sup>\*</sup>:** 0.2249

**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:**

BENNETT SHARON

**Primary Owner Address:**

1654 WATSON RD  
FORT WORTH, TX 76103-1720

**Deed Date:** 1/29/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** 142-17-016077

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENNETT ROBERT EST;BENNETT SHARON	3/13/2008	<a href="#">D208102516</a>	0000000	0000000
KILLPACK OBDULIA;KILLPACK SCOTT C	6/1/1995	00119920000787	0011992	0000787
LEPAGE BRADFORD;LEPAGE TANI	8/13/1991	00103560002256	0010356	0002256
MOORE JANA;MOORE MARTIN	12/17/1983	00074480000582	0007448	0000582
PATRICIA ANN MARTIN	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	\$270,600	\$29,400	\$300,000	\$300,000
2024	\$318,094	\$29,400	\$347,494	\$301,091
2023	\$319,681	\$29,400	\$349,081	\$273,719
2022	\$231,440	\$33,000	\$264,440	\$248,835
2021	\$235,972	\$33,000	\$268,972	\$226,214
2020	\$183,054	\$33,000	\$216,054	\$205,649

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.