



Address: [1659 WATSON RD W](#)
City: FORT WORTH
Georeference: 45685-1-34
Subdivision: WELBORN VIEW ADDITION
Neighborhood Code: 1H030C

Latitude: 32.7546106704
Longitude: -97.2472674412
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 34 & 33R1

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: 1977

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$274,846

Protest Deadline Date: 5/24/2024

Site Number: 03385779

Site Name: WELBORN VIEW ADDITION-1-34-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,830

Percent Complete: 100%

Land Sqft^{*}: 11,333

Land Acres^{*}: 0.2601

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:

SZYBOWICZ RONALD J
SZYBOWICZ MARI

Primary Owner Address:

1659 WATSON RD W
FORT WORTH, TX 76103-1722

Deed Date: 8/26/1999

Deed Volume: 0013990

Deed Page: 0000031

Instrument: 001399000000031



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TEXCOLD CORP	12/31/1900	000000000000000	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 ⁺
2025	\$243,513	\$31,333	\$274,846	\$259,239
2024	\$243,513	\$31,333	\$274,846	\$235,672
2023	\$245,648	\$31,333	\$276,981	\$214,247
2022	\$216,610	\$30,000	\$246,610	\$194,770
2021	\$180,585	\$30,000	\$210,585	\$177,064
2020	\$146,351	\$30,000	\$176,351	\$160,967

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.