



**Address:** [1651 WATSON RD W](#)  
**City:** FORT WORTH  
**Georeference:** 45685-1-36  
**Subdivision:** WELBORN VIEW ADDITION  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7551668569  
**Longitude:** -97.2474694474  
**TAD Map:** 2072-396  
**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 36

**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:** 1979

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$332,252

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

**Site Number:** 03385795  
**Site Name:** WELBORN VIEW ADDITION-1-36  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,473  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 34,133  
**Land Acres<sup>\*</sup>:** 0.7835  
**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

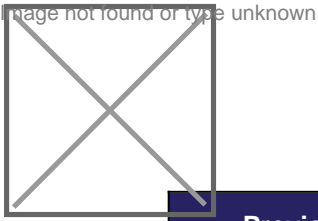
**Current Owner:**

KOOISTRA ERNEST LYNN  
KOOISTRA JANINE

**Primary Owner Address:**

1651 WATSON RD W  
FORT WORTH, TX 76103-1722

**Deed Date:** 11/5/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220304141](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KOOISTRA ERNEST LYNN	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 <sup>+</sup>
2025	\$286,239	\$46,013	\$332,252	\$310,495
2024	\$286,239	\$46,013	\$332,252	\$282,268
2023	\$288,707	\$46,013	\$334,720	\$256,607
2022	\$254,739	\$31,875	\$286,614	\$233,279
2021	\$212,614	\$31,875	\$244,489	\$212,072
2020	\$172,596	\$31,875	\$204,471	\$192,793

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.