



Address: [1940 WATAUGA RD](#)
City: FORT WORTH
Georeference: A 345-1E04
Subdivision: COOK, DAVID SURVEY
Neighborhood Code: 2N1001

Latitude: 32.8606581701
Longitude: -97.3346912626
TAD Map: 2048-432
MAPSCO: TAR-034Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COOK, DAVID SURVEY Abstract
345 Tract 1E04

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A
Year Built: 1959
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$118,043
Protest Deadline Date: 5/24/2024

Site Number: 03830349
Site Name: COOK, DAVID SURVEY-1E04
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,252
Percent Complete: 100%
Land Sqft^{*}: 21,780
Land Acres^{*}: 0.5000
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:
BYARS DARRELL L
Primary Owner Address:
1940 WATAUGA RD
BLUE MOUND, TX 76131-1200

Deed Date: 12/15/1994
Deed Volume: 0011832
Deed Page: 0000253
Instrument: 00118320000253

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CURL MARCIA S	10/24/1991	00104310000335	0010431	0000335
ADMINISTRATOR VETERAN AFFAIRS	11/7/1990	00101110001163	0010111	0001163
POORE DAWN;POORE FLOYD	1/29/1986	00084410001722	0008441	0001722
MANLY CLARENCE M	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 ⁺
2025	\$98,043	\$20,000	\$118,043	\$92,421
2024	\$98,043	\$20,000	\$118,043	\$84,019
2023	\$98,918	\$20,000	\$118,918	\$76,381
2022	\$49,437	\$20,000	\$69,437	\$69,437
2021	\$49,871	\$20,000	\$69,871	\$69,871
2020	\$45,968	\$20,000	\$65,968	\$65,968

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.