



**Address:** [613 WATERCHASE DR](#)  
**City:** FORT WORTH  
**Georeference:** 45255H-2-4  
**Subdivision:** WATERCHASE ESTATES ADDITION  
**Neighborhood Code:** 1B200Z

**Latitude:** 32.7702950936  
**Longitude:** -97.1673789059  
**TAD Map:** 2102-400  
**MAPSCO:** TAR-067U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WATERCHASE ESTATES  
ADDITION Block 2 Lot 4

**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:** 2003  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07862997  
**Site Name:** WATERCHASE ESTATES ADDITION-2-4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,689  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 15,376  
**Land Acres<sup>\*</sup>:** 0.3529  
**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:**  
AMIN ATHAR B  
AMIN SABINA A  
**Primary Owner Address:**  
805 HUNTERS GLEN TRL  
FORT WORTH, TX 76120

**Deed Date:** 5/28/2004  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D204172737](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WATERCHASE LEGACY PTNRS LTD	3/21/2003	00165610000127	0016561	0000127
CONINE RESID-WATERCHASE EST	1/1/2001	0000000000000000	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	\$523,199	\$75,000	\$598,199	\$598,199
2024	\$523,199	\$75,000	\$598,199	\$598,199
2023	\$487,137	\$75,000	\$562,137	\$508,851
2022	\$395,992	\$75,000	\$470,992	\$462,592
2021	\$356,643	\$75,000	\$431,643	\$420,538
2020	\$314,603	\$75,000	\$389,603	\$382,307

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.