

Tarrant Appraisal District Property Information | PDF Account Number: 40716805

Address: 2200 SIMS DR

City: FORT WORTH Georeference: 18400-4-12 Subdivision: JEAN HILLS ADDITION Neighborhood Code: 1H050H

GoogletMapd or type unknown

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

PROPERTY DATA

Legal Description: JEAN HILLS ADDITION Block 4 Lot 12 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: 2010 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$309.886 Protest Deadline Date: 5/24/2024

Latitude: 32.690235429 Longitude: -97.3025813993 TAD Map: 2060-372 MAPSCO: TAR-091H



Site Number: 40716805 Site Name: JEAN HILLS ADDITION-4-12 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,187 Percent Complete: 100% Land Sqft^{*}: 6,988 Land Acres^{*}: 0.1604 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: WATSON TERRENCE W

Primary Owner Address: 2200 SIMS DR FORT WORTH, TX 76119 Deed Date: 2/15/2012 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D212050892

						Appraisal Di nformation	
	`	Previous Owners	Date	Instrument	Deed Volume	Deed Page	
	КВ НОГ	KB HOME LONE STAR LP		D205330664	000000	0000000	
	TEXAS HSG & ECONOMIC RES INC		1/1/2005	000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$288,922	\$20,964	\$309,886	\$258,836
2024	\$288,922	\$20,964	\$309,886	\$235,305
2023	\$303,188	\$20,964	\$324,152	\$213,914
2022	\$238,849	\$10,000	\$248,849	\$194,467
2021	\$224,455	\$10,000	\$234,455	\$176,788
2020	\$203,369	\$10,000	\$213,369	\$160,716

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.