

# 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

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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<sup>+++</sup>: 2,187 Percent Complete: 100% Land Sqft<sup>\*</sup>: 6,988 Land Acres<sup>\*</sup>: 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.