



Address: [2200 SIMS DR](#)
City: FORT WORTH
Georeference: 18400-4-12
Subdivision: JEAN HILLS ADDITION
Neighborhood Code: 1H050H

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



Google Map 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

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:

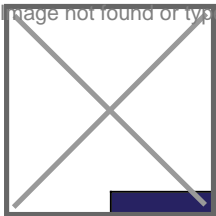
2200 SIMS DR
FORT WORTH, TX 76119

Deed Date: 2/15/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212050892](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KB HOME LONE STAR LP	10/19/2005	D205330664	0000000	0000000
TEXAS HSG & ECONOMIC RES INC	1/1/2005	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 ⁺
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.