



**Address:** [2220 SIMS DR](#)  
**City:** FORT WORTH  
**Georeference:** 18400-4-16  
**Subdivision:** JEAN HILLS ADDITION  
**Neighborhood Code:** 1H050H

**Latitude:** 32.6902332015  
**Longitude:** -97.3019069102  
**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 16

**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:** 2013

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40716856

**Site Name:** JEAN HILLS ADDITION-4-16

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,876

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,375

**Land Acres<sup>\*</sup>:** 0.1233

**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:**

WANDEL KIMBERLY

**Primary Owner Address:**

2220 SIMS DR  
FORT WORTH, TX 76119

**Deed Date:** 5/16/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223097962](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KC AVINAYA	3/14/2019	<a href="#">D219056875</a>		
OPENDOOR PROPERTY C LLC	1/4/2019	<a href="#">D219003574</a>		
LASSITER JENNIFER RENEE	9/6/2013	M213009511		
JOHNSON JENNIFER	5/24/2013	<a href="#">D213143504</a>	0000000	0000000
KB HOME LONE STAR LP	10/19/2005	<a href="#">D205330664</a>	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 <sup>+</sup>
2025	\$274,357	\$16,125	\$290,482	\$290,482
2024	\$274,357	\$16,125	\$290,482	\$290,482
2023	\$287,845	\$16,125	\$303,970	\$303,970
2022	\$222,858	\$10,000	\$232,858	\$232,858
2021	\$186,000	\$10,000	\$196,000	\$196,000
2020	\$186,000	\$10,000	\$196,000	\$196,000

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.