



Address: [636 WATERCHASE DR](#)
City: FORT WORTH
Georeference: 45255H-1-1R1
Subdivision: WATERCHASE ESTATES ADDITION
Neighborhood Code: 1B200Z

Latitude: 32.7688314967
Longitude: -97.1678933686
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 1 Lot 1R1

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)

Site Number: 41017978

Site Name: WATERCHASE ESTATES ADDITION-1-1R1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,349

Percent Complete: 100%

Land Sqft^{*}: 18,730

Land Acres^{*}: 0.4299

Pool: N

State Code: A

Year Built: 2015

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

SHALAL WASAN

Primary Owner Address:

636 WATERCHASE DR
FORT WORTH, TX 76120

Deed Date: 1/4/2022

Deed Volume:

Deed Page:

Instrument: [D222003425](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOUSTON LESLIE A	4/13/2016	D216076528		
GALLEGOS ILIANA PATRICIA	8/3/2007	D207319466	0000000	0000000
SHALABI MAZIN A	8/2/2007	D207319465	0000000	0000000
MOHAMMEDKHAIR OSMAN A	6/14/2005	D205173250	0000000	0000000
BAIG MIRZA F	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	\$365,000	\$75,000	\$440,000	\$440,000
2024	\$395,000	\$75,000	\$470,000	\$470,000
2023	\$450,000	\$75,000	\$525,000	\$525,000
2022	\$380,113	\$75,000	\$455,113	\$396,671
2021	\$285,610	\$75,000	\$360,610	\$360,610
2020	\$285,610	\$75,000	\$360,610	\$360,610

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.