



**Address:** [DENTON HWY](#)  
**City:** WATAUGA  
**Georeference:** 32315--H1B  
**Subdivision:** PHEASANT RUN 65  
**Neighborhood Code:** Worship Center General

**Latitude:** 32.8799610843  
**Longitude:** -97.25901792  
**TAD Map:** 2072-440  
**MAPSCO:** TAR-037N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PHEASANT RUN 65 Lot H1B  
PORTION WITHOUT EXM  
**Jurisdictions:**  
CITY OF WATAUGA (031)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)  
**State Code:** C1C  
**Year Built:** 0  
**Personal Property Account:** N/A  
**Agent:** D ALAN BOWLBY & ASSOCIATES INC (00186)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$759,480  
**Protest Deadline Date:** 6/17/2024

**Site Number:** 800038242  
**Site Name:** Vacant Land - partial exempt  
**Site Class:** ExChurch - Exempt-Church  
**Parcels:** 2  
**Primary Building Name:**  
**Primary Building Type:**  
**Gross Building Area+++:** 0  
**Net Leasable Area+++:** 0  
**Percent Complete:** 0%  
**Land Sqft\*:** 189,870  
**Land Acres\*:** 4.3600  
**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:**  
CW- SMITH LAKE LLC  
**Primary Owner Address:**  
1800 VALLEY VIEW LN STE 100  
DALLAS, TX 75234

**Deed Date:** 9/18/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223169286](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OLIVET CAPITAL LLC	9/18/2023	<a href="#">D223168929</a>		



## VALUES

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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	\$0	\$759,480	\$759,480	\$759,480
2024	\$0	\$759,480	\$759,480	\$759,480
2023	\$0	\$759,480	\$759,480	\$759,480
2022	\$0	\$1,234,155	\$1,234,155	\$1,234,155
2021	\$0	\$274,535	\$274,535	\$274,535
2020	\$0	\$274,535	\$274,535	\$274,535

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

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There are no exemptions for this property

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.