

## LOCATION

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**Address:** [5602 WATTERS PL](#)  
**City:** WESTWORTH VILLAGE  
**Georeference:** 45380--9  
**Subdivision:** WATTER'S, DENNIS J SUBDIVISION  
**Neighborhood Code:** 4C300B

**Latitude:** 32.7566656212  
**Longitude:** -97.4058284455  
**TAD Map:** 2024-396  
**MAPSCO:** TAR-060Z



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** WATTER'S, DENNIS J  
SUBDIVISION Lot 9

**Jurisdictions:**

WESTWORTH VILLAGE (032)  
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:** 1951

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 03313832

**Site Name:** WATTER'S, DENNIS J SUBDIVISION-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,272

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,975

**Land Acres<sup>\*</sup>:** 0.2289

**Pool:** N

+++ Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

SANDY OAK PROPERTIES LLC

**Primary Owner Address:**

42526 SE 108TH ST  
NORTH BEND, WA 98045

**Deed Date:** 6/12/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223103692](#)

| Previous Owners                     | Date       | Instrument                 | Deed Volume | Deed Page |
|-------------------------------------|------------|----------------------------|-------------|-----------|
| STRAIN MELISSA JANE                 | 3/3/2023   | <a href="#">D223034717</a> |             |           |
| STRAIN CRAIG E;STRAIN MELISSA J     | 11/25/2013 | <a href="#">D213306114</a> | 0000000     | 0000000   |
| WEAVER MARY;WEAVER THOMAS           | 11/26/1986 | 00087620001952             | 0008762     | 0001952   |
| VAN SICKLE HAROLD J;VAN SICKLE LIND | 12/31/1900 | 00054170000277             | 0005417     | 0000277   |

## 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 | \$0                | \$0         | \$0          | \$0                          |
| 2024 | \$173,405          | \$100,000   | \$273,405    | \$273,405                    |
| 2023 | \$136,131          | \$100,000   | \$236,131    | \$236,131                    |
| 2022 | \$119,433          | \$100,000   | \$219,433    | \$219,433                    |
| 2021 | \$110,885          | \$100,000   | \$210,885    | \$210,885                    |
| 2020 | \$93,883           | \$100,000   | \$193,883    | \$193,883                    |

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

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.