



Address: [5969 WAITS AVE](#)
City: FORT WORTH
Georeference: 39730-17-11
Subdivision: SOUTHWEST HILLS ADDITION
Neighborhood Code: 4S120R

Latitude: 32.657992185
Longitude: -97.3616071467
TAD Map: 2042-360
MAPSCO: TAR-090W



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

PROPERTY DATA

Legal Description: SOUTHWEST HILLS ADDITION
Block 17 Lot 11

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: 1971

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/15/2025

Site Number: 02909308

Site Name: SOUTHWEST HILLS ADDITION-17-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,414

Percent Complete: 100%

Land Sqft*: 10,605

Land Acres*: 0.2434

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:
SEBASTIAN WILLIAM J III
Primary Owner Address:
1409 BRYNLEE CT
MANSFIELD, TX 76063

Deed Date: 9/20/2022
Deed Volume:
Deed Page:
Instrument: [D222231064](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
REI NATION LLC	9/1/2022	D222222616		
REI NATION LLC	9/1/2022	D222222616		
DALLAS METRO HOLDINGS LLC	9/1/2022	D222218316		
NAMUR PROPERTIES VI LP	4/30/2002	00156400000374	0015640	0000374
ODOM BERNICE COLLEEN	12/31/1900	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$167,861	\$30,000	\$197,861	\$197,861
2023	\$169,642	\$30,000	\$199,642	\$199,642
2022	\$106,759	\$30,000	\$136,759	\$136,759
2021	\$87,348	\$30,000	\$117,348	\$117,348
2020	\$87,348	\$30,000	\$117,348	\$117,348

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.