



**Address:** [5900 WAITS AVE](#)  
**City:** FORT WORTH  
**Georeference:** 39730-21-1R  
**Subdivision:** SOUTHWEST HILLS ADDITION  
**Neighborhood Code:** 4S120R

**Latitude:** 32.6606172201  
**Longitude:** -97.3593801007  
**TAD Map:** 2042-360  
**MAPSCO:** TAR-090S



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

## PROPERTY DATA

**Legal Description:** SOUTHWEST HILLS ADDITION  
Block 21 Lot 1R

**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:** 1969

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02910128

**Site Name:** SOUTHWEST HILLS ADDITION-21-1R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,615

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,800

**Land Acres<sup>\*</sup>:** 0.2020

**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:**

NICHOLSON CODY

**Primary Owner Address:**

3501 ROGERS AVE  
FORT WORTH, TX 76109-2928

**Deed Date:** 7/18/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213271711](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEAL BOBBY G EST	12/14/2007	00000000000000	0000000	0000000
BEAL BOBBY G;BEAL KATY J	12/31/1900	00050520000805	0005052	0000805

## 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	\$141,745	\$30,000	\$171,745	\$171,745
2023	\$132,726	\$30,000	\$162,726	\$162,726
2022	\$111,882	\$30,000	\$141,882	\$141,882
2021	\$99,387	\$30,000	\$129,387	\$129,387
2020	\$101,141	\$30,000	\$131,141	\$131,141

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.