



**Address:** [6524 SUMMIT RIDGE DR](#)  
**City:** WATAUGA  
**Georeference:** 1190-1-13  
**Subdivision:** ASTOR HEIGHTS ADDITION  
**Neighborhood Code:** 3M010I

**Latitude:** 32.8654922343  
**Longitude:** -97.2393745295  
**TAD Map:** 2078-436  
**MAPSCO:** TAR-037U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ASTOR HEIGHTS ADDITION  
Block 1 Lot 13

**Jurisdictions:**

CITY OF WATAUGA (031)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDVILLE ISD (902)

**State Code:** A

**Year Built:** 1969

**Personal Property Account:** N/A

**Agent:** TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00091871

**Site Name:** ASTOR HEIGHTS ADDITION-1-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,130

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,594

**Land Acres<sup>\*</sup>:** 0.2202

**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:**

TYLER PHILIP JAMES

TYLER KAYLA JANET

**Primary Owner Address:**

6524 SUMMIT RIDGE DR  
FORT WORTH, TX 76148

**Deed Date:** 3/8/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222063278](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JONES REBECCA S	7/28/2017	<a href="#">D217186082</a>		
BOLD LION PROPERTIES LLC;FOUR N VENTURES LTD	3/8/2017	<a href="#">D217053464</a>		
WEAVER TABETHA	12/15/2009	<a href="#">D210000382</a>	0000000	0000000
WEAVER JERRY W	12/31/1900	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 <sup>+</sup>
2025	\$259,836	\$50,000	\$309,836	\$309,836
2024	\$259,836	\$50,000	\$309,836	\$309,836
2023	\$239,422	\$50,000	\$289,422	\$289,422
2022	\$223,926	\$25,000	\$248,926	\$204,972
2021	\$185,049	\$25,000	\$210,049	\$186,338
2020	\$156,529	\$25,000	\$181,529	\$169,398

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.