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Address: [6612 CHARMAINE DR](#)
City: WATAUGA
Georeference: 1190-11-4
Subdivision: ASTOR HEIGHTS ADDITION
Neighborhood Code: 3M010I

Latitude: 32.8669140916
Longitude: -97.2439810316
TAD Map: 2078-436
MAPSCO: TAR-037T



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

PROPERTY DATA

Legal Description: ASTOR HEIGHTS ADDITION
Block 11 Lot 4

Jurisdictions:

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

State Code: A

Year Built: 1971

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 00094056

Site Name: ASTOR HEIGHTS ADDITION-11-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,187

Percent Complete: 100%

Land Sqft^{*}: 9,235

Land Acres^{*}: 0.2120

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:

JAVIER VILLARREAL LIVING TRUST

Primary Owner Address:

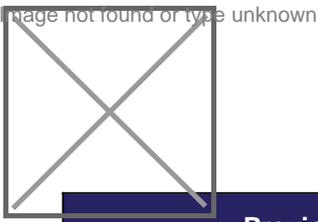
6245 RUFÉ SNOW DR STE 280 #328
WATAUGA, TX 76148

Deed Date: 3/10/2023

Deed Volume:

Deed Page:

Instrument: [D223058044](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VILLARREAL JAVIER	5/10/2018	D218101785		
CROUT CANDICE G;HENDERSON DIANE A	2/26/2018	D216062143		
BRISCOE GRACIE H ESTATE	2/25/2018	D218101784		
BRISCOE GRACE H	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	\$144,000	\$50,000	\$194,000	\$194,000
2024	\$144,000	\$50,000	\$194,000	\$194,000
2023	\$144,000	\$50,000	\$194,000	\$194,000
2022	\$139,264	\$25,000	\$164,264	\$151,800
2021	\$113,000	\$25,000	\$138,000	\$138,000
2020	\$113,000	\$25,000	\$138,000	\$138,000

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.