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**Address:** [6417 MOONGLOW LN](#)  
**City:** WATAUGA  
**Georeference:** 1190-16-20  
**Subdivision:** ASTOR HEIGHTS ADDITION  
**Neighborhood Code:** 3M010I

**Latitude:** 32.8634095383  
**Longitude:** -97.245498905  
**TAD Map:** 2078-432  
**MAPSCO:** TAR-037X



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

## PROPERTY DATA

**Legal Description:** ASTOR HEIGHTS ADDITION  
Block 16 Lot 20

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1976

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$288,834

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

**Site Number:** 00095524

**Site Name:** ASTOR HEIGHTS ADDITION-16-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,481

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,367

**Land Acres<sup>\*</sup>:** 0.2379

**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:**

NGUYEN CAN  
NGUYEN TOT PHAM

**Primary Owner Address:**

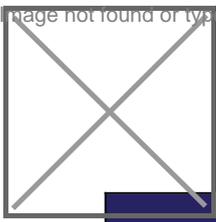
6417 MOONGLOW LN  
WATAUGA, TX 76148-2834

**Deed Date:** 8/22/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211212643](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN CAN ETAL	8/18/2000	00144880000214	0014488	0000214
NANCE NANCY J;NANCE SAMUEL P	12/12/1995	00122070001488	0012207	0001488
RABII MOHAMMAD;RABII SUZANNE	1/10/1985	00080540001947	0008054	0001947
BARTLETT SUSAN JEAN	1/9/1985	00080540001945	0008054	0001945
BARTLETT DAVID RAY	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 <sup>+</sup>
2025	\$246,334	\$42,500	\$288,834	\$273,121
2024	\$246,334	\$42,500	\$288,834	\$248,292
2023	\$227,706	\$42,500	\$270,206	\$225,720
2022	\$213,654	\$21,250	\$234,904	\$205,200
2021	\$176,904	\$21,250	\$198,154	\$186,545
2020	\$157,703	\$21,250	\$178,953	\$169,586

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.