



Address: [6221 CASCADE CIR](#)
City: WATAUGA
Georeference: 3602-1-6
Subdivision: BRISTOL SQUARE
Neighborhood Code: 3K310E

Latitude: 32.87646055
Longitude: -97.2491916643
TAD Map: 2072-440
MAPSCO: TAR-037P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BRISTOL SQUARE Block 1 Lot 6

Jurisdictions:

CITY OF WATAUGA (031)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 1980

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$281,088

Protest Deadline Date: 5/24/2024

Site Number: 00281174

Site Name: BRISTOL SQUARE-1-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,487

Percent Complete: 100%

Land Sqft^{*}: 7,628

Land Acres^{*}: 0.1751

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:

ALFARO MANFREDIS

Primary Owner Address:

6221 CASCADE CIR
WATAUGA, TX 76148-2128

Deed Date: 7/31/2006

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D206234656](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	2/20/2006	D206064808	0000000	0000000
WELLS FARGO BANK	2/7/2006	D206042534	0000000	0000000
HAWKINS BRAD JR;HAWKINS CHERI	5/31/2005	D205160806	0000000	0000000
HAWKINS GREG	5/26/2000	00143670000468	0014367	0000468
WILLIAMS KEVIN J	8/22/1985	00082850001311	0008285	0001311
COBURN BETTY;COBURN PHILIP E	7/4/1985	00082330002258	0008233	0002258
FIRST AMER TITLE CO OF DALLAS	7/3/1985	00082330002256	0008233	0002256
MEINE DON WAYNE	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	\$236,088	\$45,000	\$281,088	\$281,088
2024	\$236,088	\$45,000	\$281,088	\$276,637
2023	\$255,250	\$45,000	\$300,250	\$251,488
2022	\$203,625	\$25,000	\$228,625	\$228,625
2021	\$184,674	\$25,000	\$209,674	\$209,674
2020	\$156,262	\$25,000	\$181,262	\$181,262

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.