



Address: [5916 WATAUGA RD](#)
City: WATAUGA
Georeference: 4080-23-1-31
Subdivision: BROWNING HEIGHTS NORTH
Neighborhood Code: RET-North Richland Hills General

Latitude: 32.8601888834
Longitude: -97.251901849
TAD Map: 2072-432
MAPSCO: TAR-037W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BROWNING HEIGHTS NORTH
Block 23 Lot 1 W80'1-2 BLK 23

Jurisdictions:

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

State Code: F1

Year Built: 1969

Personal Property Account: [14455141](#)

Agent: ROBERT OLA COMPANY LLC dba OLA TAX (00955)

Notice Sent Date: 4/15/2025

Notice Value: \$169,215

Protest Deadline Date: 5/31/2024

Site Number: 80031919

Site Name: MODERN WASH

Site Class: RETDryClean - Retail-Laundry/Dry Cleaning

Parcels: 1

Primary Building Name: MODERN WASH / 00352314

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 2,000

Net Leasable Area⁺⁺⁺: 2,000

Percent Complete: 100%

Land Sqft^{*}: 11,200

Land Acres^{*}: 0.2571

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:

PATEL MANEKLAL

Primary Owner Address:

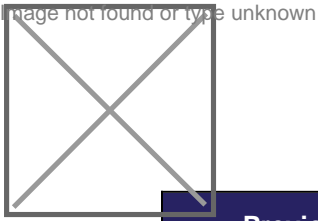
5014 DOMINION BLVD
IRVING, TX 75038

Deed Date: 9/20/2016

Deed Volume:

Deed Page:

Instrument: [D216228186](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JARIWALA MILAN M	2/20/1997	00126830000342	0012683	0000342
SOUTHLAND CORP #12503	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 ⁺
2025	\$128,895	\$40,320	\$169,215	\$169,215
2024	\$123,680	\$40,320	\$164,000	\$164,000
2023	\$130,990	\$40,320	\$171,310	\$171,310
2022	\$108,461	\$40,320	\$148,781	\$148,781
2021	\$93,489	\$26,880	\$120,369	\$120,369
2020	\$107,944	\$26,880	\$134,824	\$134,824

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.