



Address: [6049 BLUERIDGE DR](#)
City: WATAUGA
Georeference: 10840-5-2
Subdivision: ECHO HILLS ADDITION
Neighborhood Code: 3M010M

Latitude: 32.8700751059
Longitude: -97.2503254529
TAD Map: 2072-436
MAPSCO: TAR-037T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ECHO HILLS ADDITION Block 5
Lot 2

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: None
Notice Sent Date: 4/15/2025
Notice Value: \$247,979
Protest Deadline Date: 5/24/2024

Site Number: 00791970
Site Name: ECHO HILLS ADDITION-5-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,740
Percent Complete: 100%
Land Sqft^{*}: 8,168
Land Acres^{*}: 0.1875
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:
SANTILLAN MAURO
Primary Owner Address:
6049 BLUERIDGE DR
FORT WORTH, TX 76148-2010

Deed Date: 12/31/1900
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

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	\$197,979	\$50,000	\$247,979	\$229,028
2024	\$197,979	\$50,000	\$247,979	\$208,207
2023	\$190,640	\$50,000	\$240,640	\$189,279
2022	\$165,179	\$30,000	\$195,179	\$172,072
2021	\$142,667	\$30,000	\$172,667	\$156,429
2020	\$165,136	\$30,000	\$195,136	\$142,208

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.