



**Address:** [6105 BIRCHHILL RD](#)  
**City:** WATAUGA  
**Georeference:** 10840-28-46  
**Subdivision:** ECHO HILLS ADDITION  
**Neighborhood Code:** 3K310K

**Latitude:** 32.879244514  
**Longitude:** -97.249396727  
**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:** ECHO HILLS ADDITION Block  
28 Lot 46

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

**State Code:** A  
**Year Built:** 1982  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$286,579  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00796832  
**Site Name:** ECHO HILLS ADDITION-28-46  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,388  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,723  
**Land Acres<sup>\*</sup>:** 0.1772  
**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:**  
YAMASKI RYO  
**Primary Owner Address:**  
5050 QUORUM DR STE 225  
DALLAS, TX 75254

**Deed Date:** 3/27/2025  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225052666](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPEN HOUSE TEXAS REALTY & INVESTMENTS LLC	7/24/2024	<a href="#">D224131711</a>		
KEMPE GARY W	11/13/2008	<a href="#">D208440637</a>	0000000	0000000
DEUTSCHE BANK NATIONAL	7/1/2008	<a href="#">D208267290</a>	0000000	0000000
LE PHUONG	10/28/2002	00161010000126	0016101	0000126
NGUYEN HOANG DUC	7/9/2002	00158780000206	0015878	0000206
NGUYEN HOANG DUC;NGUYEN VAN TRUONG	4/28/1995	00119530002300	0011953	0002300
MCMAHAN JAMES BRYAN;MCMAHAN MARY	3/22/1990	00098770001218	0009877	0001218
WILHITE WILLIAM S	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	\$236,579	\$50,000	\$286,579	\$286,579
2024	\$236,579	\$50,000	\$286,579	\$286,579
2023	\$226,172	\$50,000	\$276,172	\$276,172
2022	\$195,567	\$30,000	\$225,567	\$225,567
2021	\$168,834	\$30,000	\$198,834	\$198,834
2020	\$154,339	\$30,000	\$184,339	\$184,339

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.