



Address: [6116 BIRCHHILL RD](#)
City: WATAUGA
Georeference: 10840-28-50
Subdivision: ECHO HILLS ADDITION
Neighborhood Code: 3K310K

Latitude: 32.8787727688
Longitude: -97.248692654
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 50

Jurisdictions:

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

State Code: A

Year Built: 1981

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$264,380

Protest Deadline Date: 5/24/2024

Site Number: 00796875

Site Name: ECHO HILLS ADDITION-28-50

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,595

Percent Complete: 100%

Land Sqft^{*}: 17,810

Land Acres^{*}: 0.4088

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:

BRIANO HORALIA
BRIANO PAUL PENA JR

Primary Owner Address:

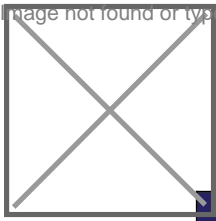
6116 BIRCHILL RD
WATAUGA, TX 76148-1665

Deed Date: 4/30/1996

Deed Volume: 0012352

Deed Page: 0001483

Instrument: 00123520001483



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHILLIPPI ANN	6/8/1994	00116510002155	0011651	0002155
MITCHELL SHERRY S	9/13/1991	00104000001871	0010400	0001871
LAMB ROMMIE W	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	\$214,380	\$50,000	\$264,380	\$220,469
2024	\$214,380	\$50,000	\$264,380	\$200,426
2023	\$235,047	\$50,000	\$285,047	\$182,205
2022	\$201,808	\$30,000	\$231,808	\$165,641
2021	\$146,160	\$30,000	\$176,160	\$150,583
2020	\$146,160	\$30,000	\$176,160	\$136,894

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.