



**Address:** [6456 WESTRIDGE DR](#)  
**City:** WATAUGA  
**Georeference:** 14610-22-20  
**Subdivision:** FOSTER VILLAGE ADDITION  
**Neighborhood Code:** 3M010A

**Latitude:** 32.8834127616  
**Longitude:** -97.2455460073  
**TAD Map:** 2078-440  
**MAPSCO:** TAR-037K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FOSTER VILLAGE ADDITION  
Block 22 Lot 20

**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:** TAX RECOURSE LLC (00984)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01006320

**Site Name:** FOSTER VILLAGE ADDITION-22-20

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,310

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,489

**Land Acres<sup>\*</sup>:** 0.1719

**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:**

ARVM 5 LLC

**Primary Owner Address:**

5001 PLAZA ON THE LAKE SUITE 200  
AUSTIN, TX 78746

**Deed Date:** 10/29/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220286647](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLEVINS JOHN	8/26/2020	<a href="#">D219235565</a>		
GRAVES SHERRIE A	12/3/2004	<a href="#">D204393333</a>	0000000	0000000
SANCTUARY JASON;SANCTUARY JENNIFER	9/25/2002	00164120000246	0016412	0000246
OAKES JOYCE ANNETTE	3/29/1996	00123470001456	0012347	0001456
PARK GERALD A	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	\$162,000	\$50,000	\$212,000	\$212,000
2024	\$180,000	\$50,000	\$230,000	\$230,000
2023	\$189,783	\$50,000	\$239,783	\$239,783
2022	\$162,200	\$30,000	\$192,200	\$192,200
2021	\$164,131	\$30,000	\$194,131	\$194,131
2020	\$143,696	\$30,000	\$173,696	\$152,032

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.