



**Address:** [6540 AVALON DR](#)  
**City:** WATAUGA  
**Georeference:** 38650-3-12  
**Subdivision:** SINGING HILLS ADDITION  
**Neighborhood Code:** 3M010T

**Latitude:** 32.8617754634  
**Longitude:** -97.2408680083  
**TAD Map:** 2078-432  
**MAPSCO:** TAR-037Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SINGING HILLS ADDITION  
Block 3 Lot 12

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1961

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$312,206

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

**Site Number:** 02768089

**Site Name:** SINGING HILLS ADDITION-3-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,138

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,784

**Land Acres<sup>\*</sup>:** 0.2016

**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:**

ANTOLINEZ BRITNEY DAINE SUAREZ

**Primary Owner Address:**

6540 AVALON DR  
WATAUGA, TX 76148

**Deed Date:** 4/11/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224064200](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HALCOMB KELCEY LYNN;LUNA DAKOTA LUIS	10/2/2020	<a href="#">D220254937</a>		
LEIGH COURT INVESTMENTS LLC	4/17/2020	<a href="#">D220090441</a>		
WEAKLEY TAYLOR	3/26/2020	<a href="#">D220072320</a>		
SCRUTCHINS PAULA CHRISTINE	12/21/2019	<a href="#">D220072319</a>		
SCRUTCHINS LOLA B	9/16/2003	000000000000000	0000000	0000000
SCRUTCHINS LOLA;SCRUTCHINS PAUL ET JR	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 <sup>+</sup>
2025	\$267,206	\$45,000	\$312,206	\$312,206
2024	\$267,206	\$45,000	\$312,206	\$252,043
2023	\$209,277	\$45,000	\$254,277	\$229,130
2022	\$223,444	\$25,000	\$248,444	\$208,300
2021	\$164,364	\$25,000	\$189,364	\$189,364
2020	\$110,269	\$25,000	\$135,269	\$135,269

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.