



**Address:** [6524 AVALON DR](#)  
**City:** WATAUGA  
**Georeference:** 38650-3-16  
**Subdivision:** SINGING HILLS ADDITION  
**Neighborhood Code:** 3M010T

**Latitude:** 32.8617818149  
**Longitude:** -97.2417922499  
**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 16

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1966

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$267,131

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

**Site Number:** 02768127

**Site Name:** SINGING HILLS ADDITION-3-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,269

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,991

**Land Acres<sup>\*</sup>:** 0.2064

**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:**

NUZUM RONALD  
NUZUM LINDA

**Primary Owner Address:**

6524 AVALON DR  
WATAUGA, TX 76148

**Deed Date:** 10/1/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218219564](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOMBARDIER DEBBIE;BOMBARDIER FERN JR	8/1/1994	00116870001599	0011687	0001599
OLDHAM DAVID R	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	\$222,131	\$45,000	\$267,131	\$247,357
2024	\$222,131	\$45,000	\$267,131	\$224,870
2023	\$177,369	\$45,000	\$222,369	\$204,427
2022	\$207,360	\$25,000	\$232,360	\$185,843
2021	\$143,948	\$25,000	\$168,948	\$168,948
2020	\$140,455	\$25,000	\$165,455	\$165,455

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.