



**Address:** [6316 DREAM LN](#)  
**City:** WATAUGA  
**Georeference:** 38650-19-9  
**Subdivision:** SINGING HILLS ADDITION  
**Neighborhood Code:** 3M010T

**Latitude:** 32.8610804743  
**Longitude:** -97.2449317024  
**TAD Map:** 2078-432  
**MAPSCO:** TAR-037X



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 19 Lot 9

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1963

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$215,216

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

**Site Number:** 02768682

**Site Name:** SINGING HILLS ADDITION-19-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 945

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,521

**Land Acres<sup>\*</sup>:** 0.2185

**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:**

QUINTERO JUAN  
VASQUEZ MARIA

**Primary Owner Address:**

6316 DREAM LN  
WATAUGA, TX 76148

**Deed Date:** 5/20/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224089307](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EASON NETTA	7/4/2021	142-21-138019		
EASON KENNETH D EST;EASON NETTA	6/16/1994	00116270000818	0011627	0000818
NICHOLS BARBARA FRANCES	2/21/1992	00105410001976	0010541	0001976
NICHOLS AARON O	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	\$170,216	\$45,000	\$215,216	\$215,216
2024	\$170,216	\$45,000	\$215,216	\$124,501
2023	\$134,426	\$45,000	\$179,426	\$113,183
2022	\$154,894	\$25,000	\$179,894	\$102,894
2021	\$107,171	\$25,000	\$132,171	\$93,540
2020	\$98,783	\$25,000	\$123,783	\$85,036

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.