



Address: [6245 SKYLARK LN](#)
City: WATAUGA
Georeference: 40796-3-30
Subdivision: SUNNYBROOK ADDITION-WATAUGA
Neighborhood Code: 3M110G

Latitude: 32.8591969071
Longitude: -97.2428798445
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: SUNNYBROOK ADDITION-
WATAUGA Block 3 Lot 30

Jurisdictions:

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

State Code: A

Year Built: 1984

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$304,270

Protest Deadline Date: 5/24/2024

Site Number: 03020207

Site Name: SUNNYBROOK ADDITION-WATAUGA-3-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,360

Percent Complete: 100%

Land Sqft^{*}: 10,693

Land Acres^{*}: 0.2454

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

PHILLIPS TIMOTHY ALFRED

Primary Owner Address:

6245 SKYLARK LN
WATAUGA, TX 76148

Deed Date: 7/2/2018

Deed Volume:

Deed Page:

Instrument: [D218146571](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AGUIAR JUDI K	7/13/2012	00000000000000	0000000	0000000
AGUIAR JUDIANN K;AGUIAR ROBT H	10/22/1996	00125650002018	0012565	0002018
DOUGHERTY JAMES D	4/2/1992	00106030001559	0010603	0001559
SECRETARY OF HUD	12/3/1991	00104590000531	0010459	0000531
WEARDEN ROY D	2/18/1988	00092120002373	0009212	0002373
SECRETARY OF HUD	8/5/1987	00090630001420	0009063	0001420
COLONIAL SAVINGS & LOAN ASSN	8/4/1987	00090380000700	0009038	0000700
WATSON IRA DAVID	8/17/1984	00079240000446	0007924	0000446
B E BUILDERS & LAND DEV INC	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	\$254,270	\$50,000	\$304,270	\$289,892
2024	\$254,270	\$50,000	\$304,270	\$263,538
2023	\$254,512	\$50,000	\$304,512	\$239,580
2022	\$224,276	\$25,000	\$249,276	\$217,800
2021	\$196,224	\$25,000	\$221,224	\$198,000
2020	\$155,000	\$25,000	\$180,000	\$180,000

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.