



**Address:** [6216 SUNNYBROOK DR](#)  
**City:** WATAUGA  
**Georeference:** 40796-5-4  
**Subdivision:** SUNNYBROOK ADDITION-WATAUGA  
**Neighborhood Code:** 3M110G

**Latitude:** 32.8581589891  
**Longitude:** -97.2458865118  
**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 5 Lot 4

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1978

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03020606

**Site Name:** SUNNYBROOK ADDITION-WATAUGA-5-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,688

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,575

**Land Acres<sup>\*</sup>:** 0.1279

**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:**

WEBSTER TIFFANY L

NICHOLS NANCY

**Primary Owner Address:**

6216 SUNNYBROOK DR

WATAUGA, TX 76148

**Deed Date:** 12/20/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223226923](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SELLARS FAMILY LIVING TRUST	5/4/2017	<a href="#">D218003492</a>		
SELLARS AMY T;SELLARS JOE B	7/1/2016	<a href="#">D216152008</a>		
COVINGTON CARINA	1/21/2010	<a href="#">D210018181</a>	0000000	0000000
DAVISON MARK L;DAVISON SHERRI	4/15/1988	00092450002400	0009245	0002400
PHIDELPHIA SAV FUND SOCIETY	4/7/1987	000890800000061	0008908	0000061
TORRES DAVID	4/12/1986	00085130000269	0008513	0000269
DUBROW ARIANA	4/11/1986	00085130000267	0008513	0000267
DE LUNA ROSE M	4/10/1986	00085130000265	0008513	0000265
HLM INC & MERON K GIPSON	9/8/1984	00077480001177	0007748	0001177
M D ANDERSON ETAL	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	\$259,474	\$50,000	\$309,474	\$309,474
2024	\$259,474	\$50,000	\$309,474	\$309,474
2023	\$194,000	\$50,000	\$244,000	\$244,000
2022	\$213,000	\$25,000	\$238,000	\$238,000
2021	\$150,532	\$24,468	\$175,000	\$175,000
2020	\$150,532	\$24,468	\$175,000	\$175,000

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

There are no exemptions for this property

Image not found or type unknown



## Tarrant Appraisal District Property Information | PDF

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.