



Address: [6305 SCOTT CT](#)
City: WATAUGA
Georeference: 40796-5-14
Subdivision: SUNNYBROOK ADDITION-WATAUGA
Neighborhood Code: 3M110G

Latitude: 32.8578177132
Longitude: -97.2458395673
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 14

Jurisdictions:

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

State Code: A

Year Built: 1978

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$251,862

Protest Deadline Date: 5/24/2024

Site Number: 03020762

Site Name: SUNNYBROOK ADDITION-WATAUGA-5-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,169

Percent Complete: 100%

Land Sqft^{*}: 7,807

Land Acres^{*}: 0.1792

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

PEDRAZA-JUAREZ RAUL
PEDRAZA-JUAREZ M

Primary Owner Address:

6305 SCOTT CT
WATAUGA, TX 76148-3231

Deed Date: 11/14/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208431796](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OWENS MARIE B	12/24/2006	000000000000000	0000000	0000000
OWENS CLYDE EST;OWENS MARIE B	4/11/1996	00123410000679	0012341	0000679
WALLACE HERMAN E	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 ⁺
2025	\$201,862	\$50,000	\$251,862	\$226,827
2024	\$201,862	\$50,000	\$251,862	\$206,206
2023	\$202,087	\$50,000	\$252,087	\$187,460
2022	\$176,054	\$25,000	\$201,054	\$170,418
2021	\$151,878	\$25,000	\$176,878	\$154,925
2020	\$138,255	\$25,000	\$163,255	\$140,841

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.