



Address: [6340 SUNNYBROOK DR](#)
City: WATAUGA
Georeference: 40796-6-21
Subdivision: SUNNYBROOK ADDITION-WATAUGA
Neighborhood Code: 3M110G

Latitude: 32.8578409128
Longitude: -97.2431462242
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 6 Lot 21

Jurisdictions:

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

State Code: A

Year Built: 1980

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$265,400

Protest Deadline Date: 5/24/2024

Site Number: 03021025

Site Name: SUNNYBROOK ADDITION-WATAUGA-6-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,252

Percent Complete: 100%

Land Sqft^{*}: 6,228

Land Acres^{*}: 0.1429

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:

VERONEAU SUSAN M

Primary Owner Address:

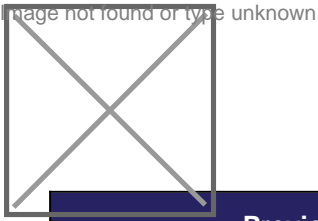
6340 SUNNYBROOK DR
WATAUGA, TX 76148-3238

Deed Date: 2/9/2004

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D204052956](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
THARASINE PHOUTTHALACK	9/25/1989	00138380000159	0013838	0000159
THARASINE PHOUTT;THARASINE THONGSA	6/15/1987	00090420000806	0009042	0000806
THARASINE THONGSA ETAL	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	\$215,400	\$50,000	\$265,400	\$202,047
2024	\$215,400	\$50,000	\$265,400	\$183,679
2023	\$215,609	\$50,000	\$265,609	\$166,981
2022	\$187,811	\$25,000	\$212,811	\$151,801
2021	\$113,001	\$25,000	\$138,001	\$138,001
2020	\$113,001	\$25,000	\$138,001	\$138,001

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.