



**Address:** [6344 SUNNYBROOK DR](#)  
**City:** WATAUGA  
**Georeference:** 40796-6-22  
**Subdivision:** SUNNYBROOK ADDITION-WATAUGA  
**Neighborhood Code:** 3M110G

**Latitude:** 32.8579321382  
**Longitude:** -97.2429218469  
**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 22

**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:** TEXAS TAX PROTEST (05909)

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

**Site Number:** 03021033

**Site Name:** SUNNYBROOK ADDITION-WATAUGA-6-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,349

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,562

**Land Acres<sup>\*</sup>:** 0.1506

**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:**

PHIMPHRACHANH KHAMPHAY

**Primary Owner Address:**

3705 LONGSTRAW DR  
FORT WORTH, TX 76137-1638

**Deed Date:** 1/23/1989

**Deed Volume:** 0009497

**Deed Page:** 0002133

**Instrument:** 00094970002133

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CIMINO VINCENT F	12/31/1900	0000000000000000	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	\$225,014	\$50,000	\$275,014	\$275,014
2024	\$225,014	\$50,000	\$275,014	\$275,014
2023	\$225,226	\$50,000	\$275,226	\$275,226
2022	\$196,078	\$25,000	\$221,078	\$221,078
2021	\$169,019	\$25,000	\$194,019	\$194,019
2020	\$153,761	\$25,000	\$178,761	\$178,761

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.