



Address: [6416 BROOKSIDE DR](#)
City: WATAUGA
Georeference: 40796-7-26
Subdivision: SUNNYBROOK ADDITION-WATAUGA
Neighborhood Code: 3M110G

Latitude: 32.8561814838
Longitude: -97.2441009864
TAD Map: 2078-432
MAPSCO: TAR-037X



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: SUNNYBROOK ADDITION-
WATAUGA Block 7 Lot 26

Jurisdictions:

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

State Code: A

Year Built: 1981

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 03021491

Site Name: SUNNYBROOK ADDITION-WATAUGA-7-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,326

Percent Complete: 100%

Land Sqft^{*}: 5,989

Land Acres^{*}: 0.1374

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:

NGUYEN NANCY

Primary Owner Address:

5309 QUAIL CREEK CT
FORT WORTH, TX 76244

Deed Date: 8/30/2019

Deed Volume:

Deed Page:

Instrument: [D219200106](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHERMAN AUGUSTINE	10/4/2005	D219186611-CWD	0	0
HARPER JAMES	9/18/1998	00134320000256	0013432	0000256
GREEN CONNIE L;GREEN RANDEL O	3/31/1995	00119280001124	0011928	0001124
KOONS MARTHA;KOONS RICHARD	11/18/1991	00104600001451	0010460	0001451
SECRETARY OF HUD	2/6/1991	00102450002150	0010245	0002150
BARCLAYS AMERICAN MTG CORP	2/5/1991	00101690002178	0010169	0002178
SPURLOCK STEVE C	12/11/1987	00091450000515	0009145	0000515
STONE STEVEN J	11/13/1986	00087490001924	0008749	0001924
JONES KATHY	9/25/1984	00079600000358	0007960	0000358
PHOSAY KHOUNLAVOUTH ET AL	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	\$190,009	\$50,000	\$240,009	\$240,009
2024	\$204,700	\$50,000	\$254,700	\$254,700
2023	\$222,000	\$50,000	\$272,000	\$272,000
2022	\$195,419	\$25,000	\$220,419	\$220,419
2021	\$144,205	\$25,000	\$169,205	\$169,205
2020	\$144,205	\$25,000	\$169,205	\$169,205

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

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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.