



Address: [6149 SKYLARK LN](#)
City: WATAUGA
Georeference: 40796-17-39
Subdivision: SUNNYBROOK ADDITION-WATAUGA
Neighborhood Code: 3M110G

Latitude: 32.8575387284
Longitude: -97.2403340737
TAD Map: 2078-432
MAPSCO: TAR-037Y



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 17 Lot 39

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

Notice Sent Date: 4/15/2025

Notice Value: \$265,474

Protest Deadline Date: 5/24/2024

Site Number: 03024334

Site Name: SUNNYBROOK ADDITION-WATAUGA-17-39

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,238

Percent Complete: 100%

Land Sqft^{*}: 7,838

Land Acres^{*}: 0.1799

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:

ESPINOSA MELINA

Primary Owner Address:

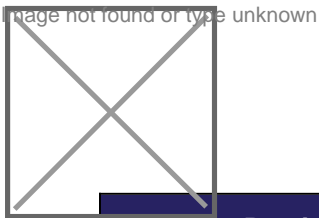
6149 SKYLARK LN
FORT WORTH, TX 76148

Deed Date: 10/10/2017

Deed Volume:

Deed Page:

Instrument: [D217236404](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SOWIRKA PETER P	6/11/1993	00111040000607	0011104	0000607
SOWIRKA PAMELA;SOWIRKA PETER	4/11/1983	00074830000474	0007483	0000474
SECY HOUSING & URBAN DEV	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	\$215,474	\$50,000	\$265,474	\$265,474
2024	\$215,474	\$50,000	\$265,474	\$248,906
2023	\$215,668	\$50,000	\$265,668	\$226,278
2022	\$187,845	\$25,000	\$212,845	\$205,707
2021	\$162,018	\$25,000	\$187,018	\$187,006
2020	\$147,455	\$25,000	\$172,455	\$170,005

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.