



**Address:** [6524 BROOKSIDE DR](#)  
**City:** WATAUGA  
**Georeference:** 40796-19-13  
**Subdivision:** SUNNYBROOK ADDITION-WATAUGA  
**Neighborhood Code:** 3M110G

**Latitude:** 32.8561334574  
**Longitude:** -97.2408087943  
**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 19 Lot 13

**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:** VANGUARD PROPERTY TAX APPEALS (12005)

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

**Site Number:** 03024849

**Site Name:** SUNNYBROOK ADDITION-WATAUGA-19-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,404

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,763

**Land Acres<sup>\*</sup>:** 0.1323

<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:**

OSAWANO DENKIKOUZI CO LTD

**Primary Owner Address:**

5050 QUORUM DR STE 225  
DALLAS, TX 75254

**Deed Date:** 5/30/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223095296](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPEN HOUSE TEXAS REALTY & INVESTMENTS LLC	9/16/2022	<a href="#">D222229353</a>		
SIMMONS JOSHUA	9/15/2022	<a href="#">D222228885</a>		
TOCONIS VALERIE S	9/13/2022	<a href="#">D222226624</a>		
TOCONIS SCOTT;TOCONIS VALERIE	3/23/2007	<a href="#">D207105051</a>	0000000	0000000
WATSON MELISSA;WATSON MICHAEL	5/29/2002	00157290000022	0015729	0000022
BENKE CHERLYN L;BENKE EDWIN D	5/9/1994	00115820001129	0011582	0001129
MOORE C E	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 <sup>+</sup>
2025	\$228,000	\$50,000	\$278,000	\$278,000
2024	\$228,000	\$50,000	\$278,000	\$278,000
2023	\$173,000	\$50,000	\$223,000	\$223,000
2022	\$201,289	\$25,000	\$226,289	\$200,426
2021	\$173,395	\$25,000	\$198,395	\$182,205
2020	\$157,662	\$25,000	\$182,662	\$165,641

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.