



Address: [6508 DUSTIN CT](#)
City: WATAUGA
Georeference: 40796-20-21
Subdivision: SUNNYBROOK ADDITION-WATAUGA
Neighborhood Code: 3M110G

Latitude: 32.8539798536
Longitude: -97.2405105696
TAD Map: 2078-428
MAPSCO: TAR-051C



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 20 Lot 21

Jurisdictions:

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

State Code: A

Year Built: 1982

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 03025276

Site Name: SUNNYBROOK ADDITION-WATAUGA-20-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,151

Percent Complete: 100%

Land Sqft^{*}: 10,114

Land Acres^{*}: 0.2321

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:

CANO BEATRIZ

CANO AGUSTIN

Primary Owner Address:

4201 SNAPDRAGON DR

KELLER, TX 76244

Deed Date: 1/13/2022

Deed Volume:

Deed Page:

Instrument: [D222012509](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CANO AGUSTIN;CANO BEATRIZ	9/25/2001	00151560000248	0015156	0000248
CANO AGUSTIN	11/23/1998	00135890000411	0013589	0000411
ALFANO VINCENT A	9/18/1985	00083120001615	0008312	0001615
DAVID M & JODIE R GARDNER	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	\$206,913	\$50,000	\$256,913	\$256,913
2024	\$206,913	\$50,000	\$256,913	\$256,913
2023	\$207,085	\$50,000	\$257,085	\$257,085
2022	\$180,372	\$25,000	\$205,372	\$205,372
2021	\$155,578	\$25,000	\$180,578	\$180,578
2020	\$141,595	\$25,000	\$166,595	\$166,595

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.