



Address: [6037 DUSTIN DR](#)
City: WATAUGA
Georeference: 40796-21-19
Subdivision: SUNNYBROOK ADDITION-WATAUGA
Neighborhood Code: 3M110G

Latitude: 32.8551113268
Longitude: -97.2419425218
TAD Map: 2078-432
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 21 Lot 19

Jurisdictions:

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

State Code: A

Year Built: 1983

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$304,179

Protest Deadline Date: 5/24/2024

Site Number: 03025500

Site Name: SUNNYBROOK ADDITION-WATAUGA-21-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,590

Percent Complete: 100%

Land Sqft^{*}: 5,775

Land Acres^{*}: 0.1325

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:

RILEY EUGENE C

Primary Owner Address:

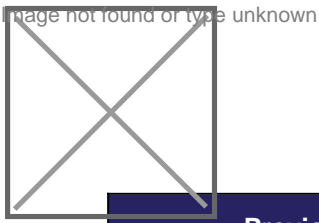
6037 DUSTIN DR
WATAUGA, TX 76148

Deed Date: 10/13/2021

Deed Volume:

Deed Page:

Instrument: [D221300592](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RILEY EUGENE C;RILEY YVONNE C	10/20/2015	D215240808		
FOSON INVESTMENTS LLC	9/1/2015	D215210358		
CANNATA GEORGE A EST	9/6/1984	00074950000697	0007495	0000697
B E BUILDERS & LAND DEV INC	4/1/1983	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	\$254,179	\$50,000	\$304,179	\$286,343
2024	\$254,179	\$50,000	\$304,179	\$260,312
2023	\$254,356	\$50,000	\$304,356	\$236,647
2022	\$221,209	\$25,000	\$246,209	\$215,134
2021	\$190,447	\$25,000	\$215,447	\$195,576
2020	\$154,936	\$25,000	\$179,936	\$177,796

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.