



**Address:** [6441 OLD MILL CIR](#)  
**City:** WATAUGA  
**Georeference:** 40796-23-11  
**Subdivision:** SUNNYBROOK ADDITION-WATAUGA  
**Neighborhood Code:** 3M110G

**Latitude:** 32.8537370697  
**Longitude:** -97.2434005747  
**TAD Map:** 2078-428  
**MAPSCO:** TAR-051B



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 23 Lot 11

**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:** INTEGRATAX (00753)

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

**Site Number:** 03025950

**Site Name:** SUNNYBROOK ADDITION-WATAUGA-23-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,269

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,407

**Land Acres<sup>\*</sup>:** 0.1241

**Pool:** N

<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:**

LEHNERT JAMES WILLI II

**Primary Owner Address:**

PO BOX 822843  
FORT WORTH, TX 76182

**Deed Date:** 12/12/1985

**Deed Volume:** 0008396

**Deed Page:** 0002032

**Instrument:** 00083960002032

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEPHEN E. DUNN	12/31/1900	0000000000000000	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	\$159,774	\$50,000	\$209,774	\$209,774
2024	\$205,822	\$50,000	\$255,822	\$255,822
2023	\$197,485	\$50,000	\$247,485	\$247,485
2022	\$181,665	\$25,000	\$206,665	\$206,665
2021	\$166,021	\$25,000	\$191,021	\$191,021
2020	\$136,268	\$25,000	\$161,268	\$161,268

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.