



**Address:** [6457 OLD MILL CIR](#)  
**City:** WATAUGA  
**Georeference:** 40796-23-15  
**Subdivision:** SUNNYBROOK ADDITION-WATAUGA  
**Neighborhood Code:** 3M110G

**Latitude:** 32.8537270038  
**Longitude:** -97.2426242766  
**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 15

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1982

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$273,940

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

**Site Number:** 03025993

**Site Name:** SUNNYBROOK ADDITION-WATAUGA-23-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,298

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,271

**Land Acres<sup>\*</sup>:** 0.1210

**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:**

SOUKHAVILAY KAM  
SOUKHAVILAY KWAI

**Primary Owner Address:**

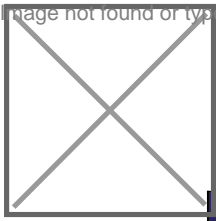
6457 OLD MILL CIR  
WATAUGA, TX 76148-3638

**Deed Date:** 9/18/2000

**Deed Volume:** 0014535

**Deed Page:** 0000425

**Instrument:** 00145350000425



| Previous Owners   | Date       | Instrument     | Deed Volume | Deed Page |
|-------------------|------------|----------------|-------------|-----------|
| LOGAN CONNIE S    | 6/25/1992  | 00107070000415 | 0010707     | 0000415   |
| MILLS CONNIE S    | 1/25/1983  | 00074330000923 | 0007433     | 0000923   |
| BENT NAIL DEV INC | 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 | \$223,940          | \$50,000    | \$273,940    | \$259,633                    |
| 2024 | \$223,940          | \$50,000    | \$273,940    | \$236,030                    |
| 2023 | \$224,119          | \$50,000    | \$274,119    | \$214,573                    |
| 2022 | \$195,076          | \$25,000    | \$220,076    | \$195,066                    |
| 2021 | \$168,120          | \$25,000    | \$193,120    | \$177,333                    |
| 2020 | \$152,914          | \$25,000    | \$177,914    | \$161,212                    |

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.