



Address: [6424 GRASSHOPPER DR](#)
City: WATAUGA
Georeference: 40796-23-26
Subdivision: SUNNYBROOK ADDITION-WATAUGA
Neighborhood Code: 3M110G

Latitude: 32.8540153173
Longitude: -97.2441835057
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 26

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
Notice Sent Date: 4/15/2025
Notice Value: \$274,231
Protest Deadline Date: 5/24/2024

Site Number: 03026116
Site Name: SUNNYBROOK ADDITION-WATAUGA-23-26
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,304
Percent Complete: 100%
Land Sqft^{*}: 6,104
Land Acres^{*}: 0.1401
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:
HANCE JIMMY ELLIOTT
Primary Owner Address:
6424 GRASSHOPPER DR
FORT WORTH, TX 76148-3633

Deed Date: 11/15/1996
Deed Volume: 0012587
Deed Page: 0000677
Instrument: 00125870000677

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANDERSON THOMAS D JR	8/19/1983	00075920000888	0007592	0000888



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	\$224,231	\$50,000	\$274,231	\$260,489
2024	\$224,231	\$50,000	\$274,231	\$236,808
2023	\$224,407	\$50,000	\$274,407	\$215,280
2022	\$195,282	\$25,000	\$220,282	\$195,709
2021	\$168,248	\$25,000	\$193,248	\$177,917
2020	\$152,998	\$25,000	\$177,998	\$161,743

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.