



Address: [6408 GRASSHOPPER DR](#)
City: WATAUGA
Georeference: 40796-23-30
Subdivision: SUNNYBROOK ADDITION-WATAUGA
Neighborhood Code: 3M110G

Latitude: 32.8540275898
Longitude: -97.2449633675
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 30

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: \$274,231

Protest Deadline Date: 5/24/2024

Site Number: 03026159

Site Name: SUNNYBROOK ADDITION-WATAUGA-23-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,304

Percent Complete: 100%

Land Sqft^{*}: 6,143

Land Acres^{*}: 0.1410

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:

3P REAL ESTATE LLC

Primary Owner Address:

9813 BELLE PRAIRIE TRL
FORT WORTH, TX 76177

Deed Date: 10/21/2024

Deed Volume:

Deed Page:

Instrument: [D224192204](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
3P REAL ESTATE LLC	10/21/2024	D224191198		
EGELAND DEAN M	10/23/2004	DEATH CERTIFICATE #550		
EGELAND DEAN M;EGELAND JONAS	2/18/1999	DEATH CERTIFICATE 083		
EGELAND DEAN M ETAL	11/1/1985	00083570001945	0008357	0001945
REID WIBUR	1/30/1985	00080780001477	0008078	0001477
WILL REID CONSTRUCTION CO	1/23/1985	00080670001820	0008067	0001820
JAMES F FORD ROSE FORD	12/31/1900	000000000000000	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	\$138,000	\$50,000	\$188,000	\$188,000
2024	\$224,231	\$50,000	\$274,231	\$274,231
2023	\$224,407	\$50,000	\$274,407	\$274,407
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

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.