



**Address:** [6556 OLD MILL CIR](#)  
**City:** WATAUGA  
**Georeference:** 40796-24-27  
**Subdivision:** SUNNYBROOK ADDITION-WATAUGA  
**Neighborhood Code:** 3M110G

**Latitude:** 32.8545703116  
**Longitude:** -97.239604459  
**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 24 Lot 27

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1983

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03026442

**Site Name:** SUNNYBROOK ADDITION-WATAUGA-24-27

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,252

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,503

**Land Acres<sup>\*</sup>:** 0.1492

**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:**

CHANNELL NADIA

**Primary Owner Address:**

6556 OLD MILL CIR  
WATAUGA, TX 76148

**Deed Date:** 4/5/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222090448](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	8/19/2021	<a href="#">D221245330</a>		
JAVIER RUTH C	12/9/2019	<a href="#">D221245329</a>		
JAVIER RUTH C;JAVIER WILFREDO N	11/12/2014	<a href="#">D214252157</a>		
VILLALOBOS ANGELICA VALERIA	10/30/2008	<a href="#">D208416633</a>	0000000	0000000
SOUTHSTAR I LLC	9/24/2008	<a href="#">D208388993</a>	0000000	0000000
MERRILL LYNCH MTG LENDING INC	9/2/2008	<a href="#">D208373490</a>	0000000	0000000
PROVENCE G D;PROVENCE TONI L	6/14/2000	00143840000516	0014384	0000516
PROVENCE GREGORY D	8/9/1996	00124770001597	0012477	0001597
SANDERS ERNEST E;SANDERS JERRY L	11/6/1986	00087400000561	0008740	0000561
GENE SANDERS INC	2/27/1986	00084690000520	0008469	0000520
THOMAS BILLY;THOMAS CHRISTING	7/6/1983	00075510001942	0007551	0001942
JIM MCCOY BUILDERS 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	\$220,922	\$50,000	\$270,922	\$270,922
2024	\$220,922	\$50,000	\$270,922	\$270,922
2023	\$221,090	\$50,000	\$271,090	\$271,090
2022	\$192,546	\$25,000	\$217,546	\$217,546
2021	\$166,055	\$25,000	\$191,055	\$178,625
2020	\$151,113	\$25,000	\$176,113	\$162,386

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

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- HOMESTEAD GENERAL 11.13(b)
- SURVING SPOUSE OF KIA ARMED SERVICE MEMBER 11.133

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.