



Address: [6468 OLD MILL CIR](#)
City: WATAUGA
Georeference: 40796-24-46
Subdivision: SUNNYBROOK ADDITION-WATAUGA
Neighborhood Code: 3M110G

Latitude: 32.853308142
Longitude: -97.2421847153
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 24 Lot 46

Jurisdictions:

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

State Code: A

Year Built: 1983

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$271,671

Protest Deadline Date: 5/15/2025

Site Number: 03026647

Site Name: SUNNYBROOK ADDITION-WATAUGA-24-46

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,267

Percent Complete: 100%

Land Sqft^{*}: 6,888

Land Acres^{*}: 0.1581

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:

THONGPRACHANE ALEX
THONGPRACHANE

Primary Owner Address:

6468 OLD MILL CIR
FORT WORTH, TX 76148-3637

Deed Date: 7/27/2000

Deed Volume: 0014449

Deed Page: 0000038

Instrument: 00144490000038

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BYERS BEATRIZ;BYERS STEPHEN A	9/19/1985	00083130001979	0008313	0001979
JACKSON KEITH;JACKSON MYNETTE	5/17/1983	00075110001252	0007511	0001252
JIM MCCOY BUILDERS INC	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 ⁺
2025	\$221,671	\$50,000	\$271,671	\$265,735
2024	\$221,671	\$50,000	\$271,671	\$241,577
2023	\$221,831	\$50,000	\$271,831	\$219,615
2022	\$193,030	\$25,000	\$218,030	\$199,650
2021	\$165,980	\$25,000	\$190,980	\$181,500
2020	\$140,000	\$25,000	\$165,000	\$165,000

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.