



Address: [6012 DUSTY RD](#)
City: WATAUGA
Georeference: 40796-10-26
Subdivision: SUNNYBROOK ADDITION-WATAUGA
Neighborhood Code: 3M110G

Latitude: 32.854299772
Longitude: -97.2485646473
TAD Map: 2072-432
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 10 Lot 26

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: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$261,974

Protest Deadline Date: 5/24/2024

Site Number: 04446690

Site Name: SUNNYBROOK ADDITION-WATAUGA-10-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,180

Percent Complete: 100%

Land Sqft^{*}: 5,851

Land Acres^{*}: 0.1343

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:

PIRANI TOFIQUE KARIM

Primary Owner Address:

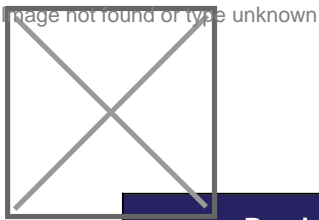
6012 DUSTY RD
WATAUGA, TX 76148

Deed Date: 7/26/2024

Deed Volume:

Deed Page:

Instrument: [D224138660](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	3/26/2024	D224051382		
FKH SFR PROPCO B-HLD LP	10/20/2020	D220278339		
CERBERUS SFR HOLDINGS LP	12/15/2017	D217290740		
SFR-DAL I LLC	1/29/2014	D214024290	0000000	0000000
DAVIS REAL ESTATE SERV & INV	11/22/2013	D213302120	0000000	0000000
HUNNICUTT BARBARA M	10/7/1997	00129400000177	0012940	0000177
PITCHFORD BARBARA	6/8/1993	00111630000011	0011163	0000011
SETZER KAY A	4/22/1983	00074920001177	0007492	0001177
RICHWAY HOMES 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 ⁺
2025	\$211,974	\$50,000	\$261,974	\$261,974
2024	\$211,974	\$50,000	\$261,974	\$261,974
2023	\$171,810	\$50,000	\$221,810	\$221,810
2022	\$184,753	\$25,000	\$209,753	\$209,753
2021	\$116,441	\$25,000	\$141,441	\$141,441
2020	\$112,912	\$25,000	\$137,912	\$137,912

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.