



Address: [6324 OLD MILL CIR](#)
City: WATAUGA
Georeference: 40796-24-71
Subdivision: SUNNYBROOK ADDITION-WATAUGA
Neighborhood Code: 3M110G

Latitude: 32.8533735437
Longitude: -97.2471044801
TAD Map: 2072-428
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 71

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
Notice Sent Date: 4/15/2025
Notice Value: \$284,551
Protest Deadline Date: 5/24/2024

Site Number: 04446968
Site Name: SUNNYBROOK ADDITION-WATAUGA-24-71
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,388
Percent Complete: 100%
Land Sqft^{*}: 6,774
Land Acres^{*}: 0.1555
Pool: N

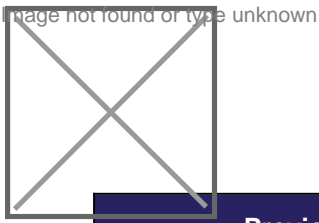
+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
PEREZ BENEDICTO P
Primary Owner Address:
6324 OLD MILL CIR
FORT WORTH, TX 76148-3647

Deed Date: 9/8/1994
Deed Volume: 0011720
Deed Page: 0002355
Instrument: 00117200002355



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEC OF HUD	5/19/1994	00116000000892	0011600	0000892
BANK ONE TEXAS	4/5/1994	00116400002214	0011640	0002214
BANK ONE TEXAS	2/2/1994	00114450000969	0011445	0000969
COPELAND DEZE D;COPELAND WM L	10/7/1987	00090960001031	0009096	0001031
WELLS GARY K;WELLS PATRICIA	7/14/1983	00075620001249	0007562	0001249
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	\$234,551	\$50,000	\$284,551	\$257,682
2024	\$234,551	\$50,000	\$284,551	\$234,256
2023	\$234,725	\$50,000	\$284,725	\$212,960
2022	\$204,340	\$25,000	\$229,340	\$193,600
2021	\$151,000	\$25,000	\$176,000	\$176,000
2020	\$151,000	\$25,000	\$176,000	\$170,300

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.