



Address: [6304 DOUGLAS DR](#)
City: WATAUGA
Georeference: 40796-25-2-70
Subdivision: SUNNYBROOK ADDITION-WATAUGA
Neighborhood Code: 3M110G

Latitude: 32.8597075713
Longitude: -97.2444422918
TAD Map: 2078-432
MAPSCO: TAR-037X



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: SUNNYBROOK ADDITION-
WATAUGA Block 25 Lot 2 SEC 2 PER PLAT 388-
125-87

Jurisdictions:

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

State Code: A

Year Built: 1982

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 04573609

Site Name: SUNNYBROOK ADDITION-WATAUGA-25-2-70

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,180

Percent Complete: 100%

Land Sqft^{*}: 6,351

Land Acres^{*}: 0.1457

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:

RODRIGUEZ RICARDO

Primary Owner Address:

2203 BEAR LAKE DR
EULESS, TX 76039

Deed Date: 4/21/2022

Deed Volume:

Deed Page:

Instrument: [D222103566](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|------------|----------------------------|-------------|-----------|
| SHEPARD COREY S | 3/27/2008 | D208113624 | 0000000 | 0000000 |
| PEDERSEN JULIE DAWN | 9/22/2004 | D204303578 | 0000000 | 0000000 |
| WILSON DEBBIE;WILSON JAMES | 1/22/2003 | 00164260000212 | 0016426 | 0000212 |
| WILSON JAMES STEVEN | 12/30/1998 | 00136020000102 | 0013602 | 0000102 |
| WILSON CHRISTY;WILSON JAMES | 8/27/1990 | 00100440001845 | 0010044 | 0001845 |
| SECRETARY OF HUD | 1/22/1990 | 00098300000125 | 0009830 | 0000125 |
| MUTUAL FED SAVINGS BANK | 10/3/1989 | 00097200002026 | 0009720 | 0002026 |
| STOLL FORREST G;STOLL RHONDA | 7/16/1986 | 00073850001630 | 0007385 | 0001630 |
| SHOEMAKER *E*;SHOEMAKER GLENN A | 7/15/1986 | 00086130002227 | 0008613 | 0002227 |
| BENT NAIL DEVELOPMENT 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 | \$215,400 | \$50,000 | \$265,400 | \$265,400 |
| 2024 | \$215,400 | \$50,000 | \$265,400 | \$265,400 |
| 2023 | \$246,896 | \$50,000 | \$296,896 | \$296,896 |
| 2022 | \$182,829 | \$25,000 | \$207,829 | \$180,919 |
| 2021 | \$157,632 | \$25,000 | \$182,632 | \$164,472 |
| 2020 | \$143,421 | \$25,000 | \$168,421 | \$149,520 |

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

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Tarrant Appraisal District Property Information | PDF

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.