



Address: [6313 NORTH PARK DR](#)
City: WATAUGA
Georeference: 33224-8-12
Subdivision: QUAIL MEADOWS ESTATES
Neighborhood Code: 3K310B

Latitude: 32.8864075133
Longitude: -97.2517013683
TAD Map: 2072-440
MAPSCO: TAR-037J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: QUAIL MEADOWS ESTATES
Block 8 Lot 12

Jurisdictions:

CITY OF WATAUGA (031)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 1986

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Notice Sent Date: 4/15/2025

Notice Value: \$276,911

Protest Deadline Date: 5/24/2024

Site Number: 05201748

Site Name: QUAIL MEADOWS ESTATES-8-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,336

Percent Complete: 100%

Land Sqft^{*}: 6,863

Land Acres^{*}: 0.1575

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:

ZANN JAMES M
ZANN DEBRA L

Primary Owner Address:

6313 N PARK DR
FORT WORTH, TX 76148-1321

Deed Date: 12/9/1997

Deed Volume: 0013011

Deed Page: 0000497

Instrument: 00130110000497

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ZANN AL R;ZANN MARGIE & MICHA	8/3/1987	00090290001265	0009029	0001265
E & M BUILDERS INC	10/14/1986	00087140001690	0008714	0001690
TRI-CITY BUILDINGS 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	\$203,000	\$50,000	\$253,000	\$253,000
2024	\$226,911	\$50,000	\$276,911	\$243,342
2023	\$243,614	\$50,000	\$293,614	\$221,220
2022	\$218,000	\$30,000	\$248,000	\$201,109
2021	\$182,081	\$30,000	\$212,081	\$182,826
2020	\$147,541	\$30,000	\$177,541	\$166,205

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.