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Address: [6305 NORTH PARK DR](#)
City: WATAUGA
Georeference: 33224-8-14
Subdivision: QUAIL MEADOWS ESTATES
Neighborhood Code: 3K310B

Latitude: 32.886296513
Longitude: -97.2521072432
TAD Map: 2072-440
MAPSCO: TAR-037J



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

PROPERTY DATA

Legal Description: QUAIL MEADOWS ESTATES
Block 8 Lot 14

Jurisdictions:

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

State Code: A

Year Built: 1992

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$311,258

Protest Deadline Date: 5/24/2024

Site Number: 05201764

Site Name: QUAIL MEADOWS ESTATES-8-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,581

Percent Complete: 100%

Land Sqft^{*}: 7,106

Land Acres^{*}: 0.1631

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:

YANCY DAVID A
YANCY SUSAN D

Primary Owner Address:

6305 N PARK DR
WATAUGA, TX 76148-1321

Deed Date: 7/28/2000

Deed Volume: 0014460

Deed Page: 0000210

Instrument: 00144600000210

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TERRELL GARY J;TERRELL RENEE L	4/30/1996	00123500001700	0012350	0001700
SMITH JANNA;SMITH MICHAEL J	12/23/1992	00109010002390	0010901	0002390
SHELTON ROBERT DALE	10/21/1992	00108760000788	0010876	0000788
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	\$261,258	\$50,000	\$311,258	\$311,258
2024	\$261,258	\$50,000	\$311,258	\$290,837
2023	\$280,785	\$50,000	\$330,785	\$264,397
2022	\$251,348	\$30,000	\$281,348	\$240,361
2021	\$208,841	\$30,000	\$238,841	\$218,510
2020	\$168,645	\$30,000	\$198,645	\$198,645

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.