



Address: [6404 PATINO CT](#)
City: WATAUGA
Georeference: 3602-5-18R
Subdivision: BRISTOL SQUARE
Neighborhood Code: 3K310E

Latitude: 32.875976881
Longitude: -97.2460916585
TAD Map: 2078-436
MAPSCO: TAR-037P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BRISTOL SQUARE Block 5 Lot 18R

Jurisdictions:

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

State Code: A

Year Built: 1981

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$252,123

Protest Deadline Date: 5/24/2024

Site Number: 05310865

Site Name: BRISTOL SQUARE Block 5 Lot 18R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,133

Percent Complete: 100%

Land Sqft^{*}: 10,498

Land Acres^{*}: 0.2410

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:

HUYNH VAN KIM
TRAN LAN THI

Primary Owner Address:

7617 RHYNER WAY
FORT WORTH, TX 76137

Deed Date: 3/13/2024

Deed Volume:

Deed Page:

Instrument: [D224043106](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN LAN THI	3/17/2021	D221071986		
HUYNH VAN K;TRAN LAN T	10/9/2015	D215230492		
HUYNH LIN KIM	9/29/2014	D215039324		
DO HUNG DUC	3/5/1995	00120260002129	0012026	0002129
NGUYEN HANH DUC DO;NGUYEN TRANG	7/15/1981	00071510001364	0007151	0001364

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	\$151,127	\$100,996	\$252,123	\$226,936
2024	\$211,266	\$45,000	\$256,266	\$206,305
2023	\$190,424	\$45,000	\$235,424	\$187,550
2022	\$183,836	\$25,000	\$208,836	\$170,500
2021	\$130,000	\$25,000	\$155,000	\$155,000
2020	\$130,000	\$25,000	\$155,000	\$155,000

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.