



**Address:** [5936 SUNDOWN DR](#)  
**City:** WATAUGA  
**Georeference:** 18498-2-10  
**Subdivision:** HILLTOP ADDITION-WATAUGA  
**Neighborhood Code:** 3K310A

**Latitude:** 32.8908970837  
**Longitude:** -97.2528793708  
**TAD Map:** 2072-444  
**MAPSCO:** TAR-037E



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

## PROPERTY DATA

**Legal Description:** HILLTOP ADDITION-WATAUGA  
Block 2 Lot 10

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1989

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05758513

**Site Name:** HILLTOP ADDITION-WATAUGA-2-10

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,652

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,214

**Land Acres<sup>\*</sup>:** 0.1426

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

ABBRUZZI MICHAEL R

KNOWLES JILL L

**Primary Owner Address:**

5936 SUNDOWN DR  
WATAUGA, TX 76148

**Deed Date:** 9/28/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221283430](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GLANZER FAMILY REVOCABLE TRUST	2/5/2016	<a href="#">D216045774</a>		
GLANZER RYAN	10/19/2005	<a href="#">D205314238</a>	0000000	0000000
FRANO STEVEN F	10/29/2001	00152350000306	0015235	0000306
TEEL SHARON J;TEEL THEODORE J	8/30/1989	00096910002216	0009691	0002216
NORTH HILLS CST HOMES CORP	6/29/1989	00096370000671	0009637	0000671
TARRANT DEVELOPMENT CORP	6/24/1989	00096480000626	0009648	0000626
JEANA CROW DBA JMC PROPERTIES	6/23/1989	00096290002345	0009629	0002345
TEXAS AMERICAN BANK	11/1/1988	00094350001312	0009435	0001312
MEARL MCBEE BUILDER INC	7/10/1986	00089010002194	0008901	0002194
DELCO DEVELOPMENT CORP	1/1/1985	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 <sup>+</sup>
2025	\$223,606	\$60,000	\$283,606	\$283,606
2024	\$223,606	\$60,000	\$283,606	\$283,606
2023	\$252,072	\$60,000	\$312,072	\$301,861
2022	\$239,419	\$35,000	\$274,419	\$274,419
2021	\$187,868	\$35,000	\$222,868	\$213,568
2020	\$159,153	\$35,000	\$194,153	\$194,153

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)

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## Tarrant Appraisal District Property Information | PDF

- **DISABLED VET 50 to 69 PCT 11.22**

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.