



**Address:** [6040 HILLGLEN DR](#)  
**City:** WATAUGA  
**Georeference:** 18498-5-11  
**Subdivision:** HILLTOP ADDITION-WATAUGA  
**Neighborhood Code:** 3K310A

**Latitude:** 32.8901245836  
**Longitude:** -97.2497292551  
**TAD Map:** 2072-444  
**MAPSCO:** TAR-037F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HILLTOP ADDITION-WATAUGA  
Block 5 Lot 11

**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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$246,922

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

**Site Number:** 05759730

**Site Name:** HILLTOP ADDITION-WATAUGA-5-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,220

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,157

**Land Acres<sup>\*</sup>:** 0.1413

**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:**

OPEN HOUSE TEXAS REALTY & INVESTMENTS LLC

**Primary Owner Address:**

5050 QUORUMO DR 225  
DALLAS, TX 75254

**Deed Date:** 3/19/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225047308](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HANICH MARTHA L	10/10/2013	<a href="#">D213277729</a>	0000000	0000000
HANICH MARTHA L;HANICH STEVE	3/20/2000	00143460000053	0014346	0000053
SPIVEY A G;SPIVEY E SHINGLEDECKER	6/24/1994	00116370001393	0011637	0001393
JANVIER;JANVIER CHRISTOPHER	12/22/1989	00097960000230	0009796	0000230
WATERSTONE HOMES LTD	11/6/1989	00097530002100	0009753	0002100
CROW JEANA	11/1/1989	00097470002180	0009747	0002180
DEPOSIT INS BRIDGE BANK FTW	2/10/1989	00095110001779	0009511	0001779
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	\$186,922	\$60,000	\$246,922	\$246,922
2024	\$186,922	\$60,000	\$246,922	\$233,202
2023	\$198,081	\$60,000	\$258,081	\$212,002
2022	\$174,651	\$35,000	\$209,651	\$192,729
2021	\$152,059	\$35,000	\$187,059	\$175,208
2020	\$129,096	\$35,000	\$164,096	\$159,280

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.