



Address: [6012 SUNDOWN DR](#)
City: WATAUGA
Georeference: 18498-6-4
Subdivision: HILLTOP ADDITION-WATAUGA
Neighborhood Code: 3K310A

Latitude: 32.8908750487
Longitude: -97.2511153031
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 6 Lot 4

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 05760038

Site Name: HILLTOP ADDITION-WATAUGA-6-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,875

Percent Complete: 100%

Land Sqft^{*}: 6,504

Land Acres^{*}: 0.1493

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:

COX JOSHUA

COX MOLLY K

Primary Owner Address:

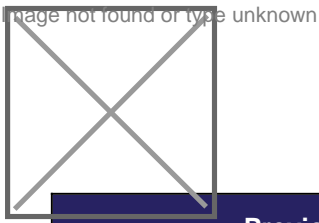
6012 SUNDOWN DR
WATAUGA, TX 76148

Deed Date: 3/11/2016

Deed Volume:

Deed Page:

Instrument: [D216051513](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEYMOUR CORYNE A;SEYMOUR ROBERT S	7/24/2015	D215175796		
PHILLIPS JEREMY P;PHILLIPS MARY	7/23/2001	00150720000271	0015072	0000271
O'REAR CHRISTINA W;O'REAR DAVID M	10/27/1995	00121530000721	0012153	0000721
PAYNE JOHN RICHARD JR	7/20/1989	00096520002355	0009652	0002355
FIRST CASH INC	2/22/1989	00095210001724	0009521	0001724
TEXAS AMERICAN BANK	11/1/1988	00094350001275	0009435	0001275
MEARL MCBEE BUILDER	5/19/1986	00085510001066	0008551	0001066
DELCO DEV 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 ⁺
2025	\$229,398	\$60,000	\$289,398	\$289,398
2024	\$229,398	\$60,000	\$289,398	\$289,398
2023	\$269,421	\$60,000	\$329,421	\$281,383
2022	\$233,844	\$35,000	\$268,844	\$255,803
2021	\$197,669	\$35,000	\$232,669	\$232,548
2020	\$176,407	\$35,000	\$211,407	\$211,407

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.