



**Address:** [6056 SUNDOWN DR](#)  
**City:** WATAUGA  
**Georeference:** 18498-6-15  
**Subdivision:** HILLTOP ADDITION-WATAUGA  
**Neighborhood Code:** 3K310A

**Latitude:** 32.8908593483  
**Longitude:** -97.2489352212  
**TAD Map:** 2072-444  
**MAPSCO:** TAR-037F



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

## PROPERTY DATA

**Legal Description:** HILLTOP ADDITION-WATAUGA  
Block 6 Lot 15

**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

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

**Site Number:** 05760151

**Site Name:** HILLTOP ADDITION-WATAUGA-6-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,685

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,001

**Land Acres<sup>\*</sup>:** 0.1836

**Pool:** Y

<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:**

MILES KAREN J

**Primary Owner Address:**

5308 TIFFIN DR  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 12/8/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220324996](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GAMINO CESAR A	3/24/2009	<a href="#">D209083689</a>	0000000	0000000
MEEK TERRY WAYNE	5/15/2006	<a href="#">D206154175</a>	0000000	0000000
ALVAREZ JERRILYN	4/25/2002	00156340000185	0015634	0000185
ALVAREZ ARMANDO;ALVAREZ JERRILYN	10/29/1991	00104420000963	0010442	0000963
STEWART DARLA;STEWART ROCKY	2/28/1991	00101960001779	0010196	0001779
NORTH HILLS CUSTOM HOMES CORP	6/17/1989	00096270000833	0009627	0000833
TARRANT DEVELOPMENT CORP	6/16/1989	00096270000787	0009627	0000787
JEANA CROW DBA JMC PROPERTIES	6/15/1989	00096270000806	0009627	0000806
TEXAS AMERICAN BANK	11/1/1988	00094350001308	0009435	0001308
MEARL MCBEE BUILDER INC	8/21/1986	00086580002084	0008658	0002084
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 <sup>+</sup>
2025	\$258,597	\$60,000	\$318,597	\$318,597
2024	\$258,597	\$60,000	\$318,597	\$318,597
2023	\$260,000	\$60,000	\$320,000	\$320,000
2022	\$229,000	\$35,000	\$264,000	\$264,000
2021	\$208,568	\$35,000	\$243,568	\$243,568
2020	\$178,926	\$35,000	\$213,926	\$212,749

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

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## Tarrant Appraisal District Property Information | PDF

There are no exemptions for this property

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.