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Address: [5744 WATAUGA RD](#)
City: WATAUGA
Georeference: 4080-34-29A
Subdivision: BROWNING HEIGHTS NORTH
Neighborhood Code: MED-North Tarrant County General

Latitude: 32.8601097606
Longitude: -97.2585211833
TAD Map: 2072-432
MAPSCO: TAR-037W



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

PROPERTY DATA

Legal Description: BROWNING HEIGHTS NORTH
Block 34 Lot 29A

Jurisdictions: Site Number: 80545114

CITY OF WATAUGA (031)

TARRANT COUNTY (220) Site Name: WINNIE ORTHODONTICS/TEXAS PAIN SPECIALISTS

TARRANT COUNTY HOSPITAL (224) Site Class: MED Off - Medical-Office

TARRANT COUNTY COLLEGE (225)

BIRDVILLE (222) Building Name: WINNIE ORTHODONTICS/TEXAS PAIN SPECIALISTS / 06150632

State Code: 1987 **Primary Building Type:** Commercial

Year Built: 1987 **Gross Building Area**+++ : 3,558

Personal Property Account N/A+++ : 3,558

Agent: GILL DENSON & COMPANY LLC (12107)

Protest **Land Sqft** * : 41,096

Deadline **Land Acres** * : 0.9434

Date: 5/31/2024 **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:
KP GROUP LLC, THE
Primary Owner Address:
5744 WATAUGA RD
WATAUGA, TX 76148-3067

Deed Date: 8/7/2021
Deed Volume:
Deed Page:
Instrument: [D222021759](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CUNG NHUUYEN;PHAN DON ESCARZEGA	8/6/2021	D222021759CWD		
MY CREDIT UNION	7/28/2006	D206250004	0000000	0000000
LEE LISA	6/16/2005	D206250002	0000000	0000000
LEE LISA T;LEE STEVE T	10/25/2004	D204339772	0000000	0000000
WATAUGA STATE BANK	1/1/1987	000000000000000	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	\$0	\$0	\$0	\$0
2024	\$242,133	\$283,562	\$525,695	\$525,695
2023	\$242,133	\$283,562	\$525,695	\$525,695
2022	\$166,917	\$283,562	\$450,479	\$450,479
2021	\$516,988	\$283,562	\$800,550	\$800,550
2020	\$516,988	\$283,562	\$800,550	\$800,550

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

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.