



**Address:** [6048 HILLVIEW DR](#)  
**City:** WATAUGA  
**Georeference:** 18551-2-28  
**Subdivision:** HILLVIEW ADDITION-WATAUGA  
**Neighborhood Code:** 3K310A

**Latitude:** 32.8915964367  
**Longitude:** -97.249341296  
**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:** HILLVIEW ADDITION-  
WATAUGA Block 2 Lot 28

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1996

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$365,021

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

**Site Number:** 06837476

**Site Name:** HILLVIEW ADDITION-WATAUGA-2-28

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,909

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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:**

NGUYEN DAVID P  
NGUYEN NGOC T

**Primary Owner Address:**

6048 HILLVIEW DR  
WATAUGA, TX 76148-1374

**Deed Date:** 3/24/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210074036](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH DOUGLAS M;SMITH FRANCISC	12/30/2003	<a href="#">D204022363</a>	0000000	0000000
SMITH DOUGLAS M;SMITH TERESA G	12/20/1996	00126210002131	0012621	0002131
MCBROOM HOMES INC	5/3/1996	00123570000081	0012357	0000081
SSM INVESTMENTS INC	1/1/1995	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	\$305,021	\$60,000	\$365,021	\$350,932
2024	\$305,021	\$60,000	\$365,021	\$319,029
2023	\$288,593	\$60,000	\$348,593	\$290,026
2022	\$282,960	\$35,000	\$317,960	\$263,660
2021	\$245,022	\$35,000	\$280,022	\$239,691
2020	\$196,789	\$35,000	\$231,789	\$217,901

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.