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**Address:** [6951 DEER RUN DR](#)  
**City:** WATAUGA  
**Georeference:** 31787-3-12  
**Subdivision:** PARK VISTA ADDITION  
**Neighborhood Code:** 3M010B

**Latitude:** 32.8668220953  
**Longitude:** -97.2723507052  
**TAD Map:** 2066-436  
**MAPSCO:** TAR-036U



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

## PROPERTY DATA

**Legal Description:** PARK VISTA ADDITION Block 3  
Lot 12

**Jurisdictions:**

- CITY OF WATAUGA (031)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- WATAUGA PID #1 - PARK VISTA (611)
- BIRDVILLE ISD (902)

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988)

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

**Site Number:** 07625200

**Site Name:** PARK VISTA ADDITION-3-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,029

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,926

**Land Acres<sup>\*</sup>:** 0.1589

**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:**

BRIDGE SFR IV SEED BORROWER LLC

**Primary Owner Address:**

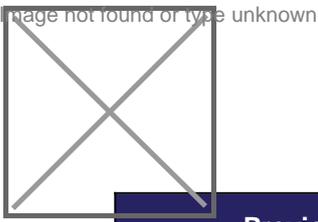
6836 MORRISON BLVD 320  
CHARLOTTE, NC 28211

**Deed Date:** 11/18/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222288586](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MNSF II W1 LLC	12/13/2017	<a href="#">D218019813</a>		
SG HOMES	5/14/2013	<a href="#">D213197978</a>	0000000	0000000
DANG KIM YEN	4/9/2002	00156180000130	0015618	0000130
GEHAN HOMES LTD	10/3/2000	00145520000388	0014552	0000388
HAVENER RUPERT LTD PRTNSHP	1/1/2000	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	\$254,000	\$60,000	\$314,000	\$314,000
2024	\$254,000	\$60,000	\$314,000	\$314,000
2023	\$280,000	\$60,000	\$340,000	\$340,000
2022	\$207,000	\$35,000	\$242,000	\$242,000
2021	\$199,436	\$35,000	\$234,436	\$234,436
2020	\$171,877	\$35,000	\$206,877	\$206,877

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.