



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



Google Map or type unknown

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⁺⁺⁺: 2,029

Percent Complete: 100%

Land Sqft^{*}: 6,926

Land Acres^{*}: 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	D218019813		
SG HOMES	5/14/2013	D213197978	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 ⁺
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.