



**Address:** [6824 BLUFF VIEW DR](#)  
**City:** WATAUGA  
**Georeference:** 31787-9-7  
**Subdivision:** PARK VISTA ADDITION  
**Neighborhood Code:** 3M010B

**Latitude:** 32.8661506197  
**Longitude:** -97.2657877514  
**TAD Map:** 2066-436  
**MAPSCO:** TAR-036V



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 9  
Lot 7

**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:** 2001

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$313,937

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

**Site Number:** 07626290

**Site Name:** PARK VISTA ADDITION-9-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,908

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,619

**Land Acres<sup>\*</sup>:** 0.1289

**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:**

ASSINI MICHAEL

ASSINI LANI

**Primary Owner Address:**

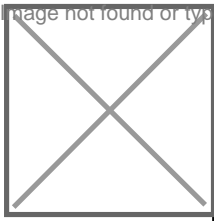
6824 BLUFF VIEW DR  
FORT WORTH, TX 76137-4733

**Deed Date:** 5/11/2001

**Deed Volume:** 0014890

**Deed Page:** 0000016

**Instrument:** 00148900000016



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GEHAN HOMES LTD	5/11/2001	00148900000014	0014890	0000014
GEHAN HOMES LTD	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	\$253,937	\$60,000	\$313,937	\$313,937
2024	\$253,937	\$60,000	\$313,937	\$305,326
2023	\$278,693	\$60,000	\$338,693	\$277,569
2022	\$217,335	\$35,000	\$252,335	\$252,335
2021	\$203,918	\$35,000	\$238,918	\$233,670
2020	\$185,174	\$35,000	\$220,174	\$212,427

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.