



Address: [6804 BLUFF VIEW DR](#)
City: WATAUGA
Georeference: 31787-9-12
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8654306143
Longitude: -97.2657673056
TAD Map: 2072-436
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 12

Jurisdictions:

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

State Code: A

Year Built: 2001

Personal Property Account: N/A

Agent: RYAN LLC (00672F)

Protest Deadline Date: 5/24/2024

Site Number: 07626347

Site Name: PARK VISTA ADDITION-9-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,613

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

CSH PROPERTY ONE LLC

Primary Owner Address:

1717 MAIN ST STE 2000
DALLAS, TX 75201

Deed Date: 10/13/2020

Deed Volume:

Deed Page:

Instrument: [D220266655](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAL 2 SF LLC	8/14/2015	D215184182		
ALLEN BRANDON;ALLEN NELLIE	3/15/2007	D207104850	0000000	0000000
CHAVIOUS DARLENE;CHAVIOUS DENNIS	5/26/2004	D204182736	0000000	0000000
MCBRIDE KATRINA	6/26/2001	00150020000418	0015002	0000418
GEHAN HOMES LTD	8/23/2000	00147020000433	0014702	0000433
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 ⁺
2025	\$182,044	\$60,000	\$242,044	\$242,044
2024	\$182,044	\$60,000	\$242,044	\$242,044
2023	\$229,093	\$60,000	\$289,093	\$289,093
2022	\$173,826	\$35,000	\$208,826	\$208,826
2021	\$153,037	\$35,000	\$188,037	\$188,037
2020	\$134,834	\$35,000	\$169,834	\$169,834

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.