



Address: [6809 BLUFF VIEW DR](#)
City: WATAUGA
Georeference: 31787-10-14
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8655838852
Longitude: -97.2662515477
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
10 Lot 14

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: 5/1/2025

Notice Value: \$362,796

Protest Deadline Date: 5/24/2024

Site Number: 07626398

Site Name: PARK VISTA ADDITION-10-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,660

Percent Complete: 100%

Land Sqft^{*}: 5,100

Land Acres^{*}: 0.1170

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:

COCJIN JUAN

Primary Owner Address:

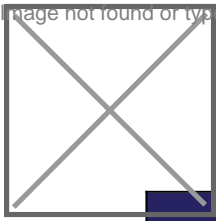
6809 BLUFF VIEW DR
FORT WORTH, TX 76137-4748

Deed Date: 5/29/2001

Deed Volume: 0014926

Deed Page: 0000183

Instrument: 00149260000183



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------|-----------|----------------|-------------|-----------|
| BEAZER HOMES OF TEXAS LP | 1/18/2001 | 00146960000428 | 0014696 | 0000428 |
| GEHAN HOMES LTD | 1/17/2001 | 00146960000401 | 0014696 | 0000401 |
| 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 | \$302,796 | \$60,000 | \$362,796 | \$362,796 |
| 2024 | \$302,796 | \$60,000 | \$362,796 | \$355,595 |
| 2023 | \$332,479 | \$60,000 | \$392,479 | \$323,268 |
| 2022 | \$258,880 | \$35,000 | \$293,880 | \$293,880 |
| 2021 | \$242,778 | \$35,000 | \$277,778 | \$277,778 |
| 2020 | \$220,289 | \$35,000 | \$255,289 | \$255,289 |

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.