



Address: [6821 CHEATHAM DR](#)
City: WATAUGA
Georeference: 34263-3R-14
Subdivision: RIDGECREST ADDITION-WATAUGA
Neighborhood Code: 3M010L

Latitude: 32.8700771308
Longitude: -97.2546950042
TAD Map: 2072-436
MAPSCO: TAR-037S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIDGECREST ADDITION-
WATAUGA Block 3R Lot 14

Jurisdictions:

- CITY OF WATAUGA (031)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- BIRDVILLE ISD (902)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: TEXAS PROPERTY TAX REDUCTIONS LP (000024)

Notice Sent Date: 4/15/2025

Notice Value: \$313,160

Protest Deadline Date: 5/24/2024

Site Number: 40105156
Site Name: RIDGECREST ADDITION-WATAUGA-3R-14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,606
Percent Complete: 100%
Land Sqft^{*}: 8,712
Land Acres^{*}: 0.2000

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

JAMES SIMONELLI REVOCABLE TRUST

Primary Owner Address:

6821 CHEATHAM DR
WATAUGA, TX 76148

Deed Date: 12/21/2020

Deed Volume:

Deed Page:

Instrument: [D221009111](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMONELLI JAMES P	6/30/2015	D215145594		
MORGAN COURTNEY;MORGAN F	3/14/2006	D206088530	0000000	0000000
ALAMO CUSTOM BUILDERS INC	8/16/2002	00159130000164	0015913	0000164
LAKE HOLLOW CORP	1/1/2002	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	\$263,160	\$50,000	\$313,160	\$312,439
2024	\$263,160	\$50,000	\$313,160	\$284,035
2023	\$242,401	\$50,000	\$292,401	\$258,214
2022	\$201,261	\$35,000	\$236,261	\$234,740
2021	\$202,278	\$35,000	\$237,278	\$213,400
2020	\$159,000	\$35,000	\$194,000	\$194,000

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.