



Address: [5712 MAIN ST](#)
City: WATAUGA
Georeference: 31118A-4-8R
Subdivision: OLD TOWN WATAUGA ADDITION
Neighborhood Code: 3M110H

Latitude: 32.8574385051
Longitude: -97.2617030902
TAD Map: 2072-432
MAPSCO: TAR-036Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: OLD TOWN WATAUGA
ADDITION Block 4 Lot 8R

Jurisdictions:

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

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40416631

Site Name: OLD TOWN WATAUGA ADDITION-4-8R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,584

Percent Complete: 100%

Land Sqft^{*}: 8,150

Land Acres^{*}: 0.1870

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:

GUANLAO ROBERTO C

GUANLAO RITA

Primary Owner Address:

5712 MAIN ST
WATAUGA, TX 76148-3056

Deed Date: 9/24/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209266512](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOURLAND PACER;BOURLAND PAIGE	6/6/2007	D207200522	0000000	0000000
HOMES BY ARELYN COX INC	5/30/2006	D206170522	0000000	0000000
STOCKER CONSTRUCTION INC	11/9/2004	D204370656	0000000	0000000
AMBIANCE CUSTOM HOMES INC	7/6/2004	D204217593	0000000	0000000
DELONG PHIL	1/1/2003	000000000000000	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	\$202,881	\$55,000	\$257,881	\$257,881
2024	\$202,881	\$55,000	\$257,881	\$257,881
2023	\$203,840	\$55,000	\$258,840	\$247,111
2022	\$184,646	\$40,000	\$224,646	\$224,646
2021	\$167,796	\$40,000	\$207,796	\$207,796
2020	\$163,492	\$40,000	\$203,492	\$191,066

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.