



**Address:** [6120 MISTY BREEZE DR](#)  
**City:** FORT WORTH  
**Georeference:** 31740F-9-14  
**Subdivision:** PARKS AT BOAT CLUB, THE  
**Neighborhood Code:** 2N010BB

**Latitude:** 32.8862428458  
**Longitude:** -97.4167509282  
**TAD Map:** 2024-440  
**MAPSCO:** TAR-032L



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** PARKS AT BOAT CLUB, THE  
Block 9 Lot 14

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A  
**Year Built:** 2019  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800044960  
**Site Name:** PARKS AT BOAT CLUB, THE 9 14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,008  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,250  
**Land Acres<sup>\*</sup>:** 0.1205  
**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:**  
KURIA ANN M  
NJUGUNA DAVID K  
**Primary Owner Address:**  
6120 MISTY BREEZE DR  
FORT WORTH, TX 76179

**Deed Date:** 7/3/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223117636](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOULTON LAUREL A;STARK TONI ANNETTE	11/21/2019	<a href="#">D219270439</a>		

**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	\$268,000	\$65,000	\$333,000	\$333,000
2024	\$268,000	\$65,000	\$333,000	\$333,000
2023	\$297,107	\$60,000	\$357,107	\$357,107
2022	\$205,966	\$60,000	\$265,966	\$265,966
2021	\$197,271	\$60,000	\$257,271	\$257,271
2020	\$186,820	\$60,000	\$246,820	\$246,820

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.