



**Address:** [6281 DOUGLAS DR](#)  
**City:** WATAUGA  
**Georeference:** 40796-2-42  
**Subdivision:** SUNNYBROOK ADDITION-WATAUGA  
**Neighborhood Code:** 3M110G

**Latitude:** 32.8601335966  
**Longitude:** -97.2450667976  
**TAD Map:** 2078-432  
**MAPSCO:** TAR-037X



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

## PROPERTY DATA

**Legal Description:** SUNNYBROOK ADDITION-WATAUGA Block 2 Lot 42

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1979

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 03019810

**Site Name:** SUNNYBROOK ADDITION-WATAUGA-2-42

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,250

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,463

**Land Acres<sup>\*</sup>:** 0.1483

**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:**  
TORRES HUGO

**Primary Owner Address:**  
6281 DOUGLAS DR  
WATAUGA, TX 76148-3216

**Deed Date:** 6/16/2009  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D209165677](#)

| Previous Owners                 | Date       | Instrument     | Deed Volume | Deed Page |
|---------------------------------|------------|----------------|-------------|-----------|
| EDWARDS LEONA KAY;EDWARDS SHAWN | 2/16/1998  | 00131150000488 | 0013115     | 0000488   |
| NGUYEN KHANH N;NGUYEN NGOC S    | 6/28/1992  | 00106820000851 | 0010682     | 0000851   |
| WALLEY SHARRON GALE             | 3/9/1990   | 00098850000413 | 0009885     | 0000413   |
| WALLEY GALE;WALLEY PAUL         | 12/5/1983  | 00076820002079 | 0007682     | 0002079   |
| COO JAMES ETAL                  | 12/31/1900 | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$0                | \$0         | \$0          | \$0                          |
| 2024 | \$213,191          | \$50,000    | \$263,191    | \$220,209                    |
| 2023 | \$213,413          | \$50,000    | \$263,413    | \$200,190                    |
| 2022 | \$185,895          | \$25,000    | \$210,895    | \$181,991                    |
| 2021 | \$160,346          | \$25,000    | \$185,346    | \$165,446                    |
| 2020 | \$145,945          | \$25,000    | \$170,945    | \$150,405                    |

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.