



Address: [6804 SANDY BEACH RD](#)
City: TARRANT COUNTY
Georeference: 13065-5-5G
Subdivision: EUSTACE-HILL-STANFIELD WTR BRD
Neighborhood Code: 2Y300A

Latitude: 32.9283462664
Longitude: -97.5125615252
TAD Map: 1994-456
MAPSCO: TAR-016N



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

PROPERTY DATA

Legal Description: EUSTACE-HILL-STANFIELD
WTR BRD Block 5 Lot 5G

Jurisdictions:

- TARRANT COUNTY (220)
- EMERGENCY SVCS DIST #1 (222)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- AZLE ISD (915)

State Code: C1

Year Built: 0

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/15/2025

Site Number: 03308677

Site Name: EUSTACE-HILL-STANFIELD WTR BRD-5-5G

Site Class: ResFeat - Residential - Feature Only

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 49,223

Land Acres^{*}: 1.1300

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:

SEBASTIAN GARY A
SEBASTIAN LISA S

Primary Owner Address:

11852 YOUNGER CT
AZLE, TX 76020-5538

Deed Date: 12/1/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204381784](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROWN CAROL A;BROWN EDWARD M	9/15/1995	00121410001444	0012141	0001444
HAZEL JOHNNY C	3/29/1988	00092260000820	0009226	0000820
TATUM J C	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$100	\$96,900	\$97,000	\$97,000
2023	\$10,650	\$84,450	\$95,100	\$95,100
2022	\$10,725	\$44,450	\$55,175	\$55,175
2021	\$10,800	\$44,450	\$55,250	\$55,250
2020	\$10,875	\$38,250	\$49,125	\$49,125

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

There are no exemptions for this property

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.