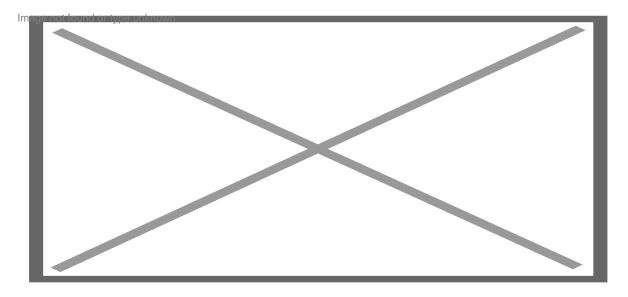


Tarrant Appraisal District Property Information | PDF Account Number: 04447026

Address: 6304 OLD MILL CIR

City: WATAUGA Georeference: 40796-24-76 Subdivision: SUNNYBROOK ADDITION-WATAUGA Neighborhood Code: 3M110G Latitude: 32.8533783983 Longitude: -97.2481074212 TAD Map: 2072-428 MAPSCO: TAR-051B





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

PROPERTY DATA

Legal Description: SUNNYBROOK ADDITION-WATAUGA Block 24 Lot 76

Jurisdictions:

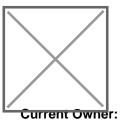
CITY OF WATAUGA (031) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) BIRDVILLE ISD (902) State Code: A

Year Built: 1983 Personal Property Account: N/A Agent: CHANDLER CROUCH (11730) Protest Deadline Date: 5/15/2025 Site Number: 04447026 Site Name: SUNNYBROOK ADDITION-WATAUGA-24-76 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,636 Percent Complete: 100% Land Sqft^{*}: 6,949 Land Acres^{*}: 0.1595 Pool: N

+++ Rounded.

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

OWNER INFORMATION



MONTANO ROCIO Primary Owner Address:

6304 OLD MILL CIR FORT WORTH, TX 76148 Deed Date: 8/31/2018 Deed Volume: Deed Page: Instrument: D218195542

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MURPHEY ANNA; MURPHEY JOHN	9/22/2011	<u>D211231791</u>	000000	0000000
BOS HOME LLC	6/7/2011	D211156681	000000	0000000
ADAME ESTER;ADAME MIGUEL	1/9/2008	000000000000000000000000000000000000000	000000	0000000
ADAME ESTER ADAME;ADAME MIGUEL	1/8/2008	D208010834	000000	0000000
RED ROCK REALTY LTD	8/11/2006	D206256982	0000000	0000000
SALAS FLORENCE	1/28/2002	00154380000156	0015438	0000156
AAA CASH FOR HOUSES INC	11/13/2001	00152710000119	0015271	0000119
TRIMBLE JOSEPH T;TRIMBLE KAREN HICK	6/6/1991	00102850000514	0010285	0000514
SITTIG KATHERYN JEANNETTE	6/5/1991	00102850000501	0010285	0000501
SITTIG DARRELL;SITTIG KATHERYN	7/14/1983	00075580002110	0007558	0002110
RICHWAY HOMES INC	12/31/1900	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$224,312	\$50,000	\$274,312	\$246,235
2023	\$206,449	\$50,000	\$256,449	\$223,850
2022	\$223,105	\$25,000	\$248,105	\$203,500
2021	\$160,000	\$25,000	\$185,000	\$185,000
2020	\$160,000	\$25,000	\$185,000	\$185,000



Tarrant Appraisal District Property Information | PDF

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.