



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



Current Owner:
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	D211231791	0000000	0000000
BOS HOME LLC	6/7/2011	D211156681	0000000	0000000
ADAME ESTER;ADAME MIGUEL	1/9/2008	00000000000000	0000000	0000000
ADAME ESTER ADAME;ADAME MIGUEL	1/8/2008	D208010834	0000000	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	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	\$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



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.