



LOCATION

Address: [6213 DOUGLAS DR](#)
City: WATAUGA
Georeference: 40796-2-25
Subdivision: SUNNYBROOK ADDITION-WATAUGA
Neighborhood Code: 3M110G

Latitude: 32.8583312807
Longitude: -97.2478070109
TAD Map: 2072-432
MAPSCO: TAR-037X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUNNYBROOK ADDITION-
WATAUGA Block 2 Lot 25 50% UNDIVIDED
INTEREST

Jurisdictions: CITY OF WATAUGA (031)
Site Number: 03019632
Site Name: SUNNYBROOK ADDITION-WATAUGA Block 2 Lot 25 50% UNDIVIDED INTERES
Site Class: A1 - Residential - Single Family
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
Parcels: 2
Approximate Size+++: 1,212

State Code: Percent Complete: 100%

Year Built: 1978 **Land Sqft :** 7,806

Personal Property Account: N/A

Agent: None **Pool:** N

Protest

Deadline

Date: 5/15/2025

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
MENCHACA JOSE R
Primary Owner Address:
6213 DOUGLAS DR
WATAUGA, TX 76148

Deed Date: 1/1/2023
Deed Volume:
Deed Page:
Instrument: [D218036579](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MENCHACA JOSE R;MENCHACA NATALIE	2/16/2018	D218036579		
AMADOR JULIAN	11/14/2017	D217272536		
DEUTSCHE BANK NATIONAL TRUST CO	3/7/2017	D217206522		
PHILLIPS STEPHANIE	9/1/2013	D213242556	0000000	0000000
IKW HOLDINGS INC	7/2/2013	D213178728	0000000	0000000
DISHON ROBERT BRUCE EST	7/5/2000	00144260000395	0014426	0000395
KELLEY JONATHAN;KELLEY MARY	3/13/1985	00081170001269	0008117	0001269
JONATHON M KELLEY	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	\$103,372	\$25,000	\$128,372	\$120,156
2023	\$103,489	\$25,000	\$128,489	\$109,233
2022	\$176,512	\$25,000	\$201,512	\$198,606
2021	\$155,551	\$25,000	\$180,551	\$180,551
2020	\$141,597	\$25,000	\$166,597	\$166,597

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.