

LOCATION

Address: [6324 SUNNYBROOK DR](#)

City: WATAUGA

Georeference: 40796-6-17

Subdivision: SUNNYBROOK ADDITION-WATAUGA

Neighborhood Code: 3M110G

Latitude: 32.8579838385

Longitude: -97.2439308802

TAD Map: 2078-432

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 6 Lot 17

Jurisdictions:

CITY OF WATAUGA (031)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

BIRDVILLE ISD (902)

State Code: A

Year Built: 1981

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 03020983

Site Name: SUNNYBROOK ADDITION-WATAUGA-6-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,252

Percent Complete: 100%

Land Sqft^{*}: 7,335

Land Acres^{*}: 0.1683

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:

FLETCHER D R

Primary Owner Address:

6324 SUNNYBROOK DR
WATAUGA, TX 76148-3238

Deed Date: 2/1/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208054249](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LASALLE BANK NA	11/7/2007	D207408448	0000000	0000000
6324 SUNNYBROOK DR LAND TRUST	5/29/2007	D207189138	0000000	0000000
RURAK CAROL ANN;RURAK CLIFF	9/23/2004	D204303555	0000000	0000000
MOUANGKHOTH JULIE;MOUANGKHOTH PHONG	6/29/2003	D204303378	0000000	0000000
MOUANGKHOTH JULIE;MOUANGKHOTH PHONG	3/29/1999	00137550000644	0013755	0000644
ALLEN JON K	12/30/1998	00136020000197	0013602	0000197
SEC OF HUD	4/1/1998	00133770000357	0013377	0000357
PRINCIPAL RESIDENTIAL MORT INC	3/3/1998	00131210000443	0013121	0000443
HUPP JAMES;HUPP MARY	6/30/1994	00116430001774	0011643	0001774
SEC OF HUD	11/19/1993	00113420001766	0011342	0001766
COLONIAL SAVINGS	11/2/1993	00113160001876	0011316	0001876
STRYKER DIANE;STRYKER STANLEY C	4/13/1990	00099080001102	0009908	0001102
FEDERAL HOUSING ADMINISTRATION	11/20/1989	00097650001540	0009765	0001540
COLONIAL SAVINGS & LOAN ASSN	11/7/1989	00097610000879	0009761	0000879
ROBINSON ROBERT T	10/23/1986	00087250001369	0008725	0001369
ROBINSON ROBERT T SR	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	\$217,241	\$50,000	\$267,241	\$226,435
2023	\$217,436	\$50,000	\$267,436	\$205,850
2022	\$189,389	\$25,000	\$214,389	\$187,136
2021	\$163,354	\$25,000	\$188,354	\$170,124
2020	\$148,675	\$25,000	\$173,675	\$154,658

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.