

## LOCATION

**Address:** [6412 BROOKSIDE DR](#)  
**City:** WATAUGA  
**Georeference:** 40796-7-25  
**Subdivision:** SUNNYBROOK ADDITION-WATAUGA  
**Neighborhood Code:** 3M110G

**Latitude:** 32.856155752  
**Longitude:** -97.2443072151  
**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 7 Lot 25

**Jurisdictions:**

CITY OF WATAUGA (031)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDEVILLE ISD (902)

**State Code:** A

**Year Built:** 1982

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 03021483

**Site Name:** SUNNYBROOK ADDITION-WATAUGA-7-25

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,332

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,498

**Land Acres<sup>\*</sup>:** 0.1491

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

FLEMING THOMAS II  
FLEMING CHRISTINA

**Primary Owner Address:**

6412 BROOKSIDE DR  
WATAUGA, TX 76148-3213

**Deed Date:** 7/29/1996

**Deed Volume:** 0012453

**Deed Page:** 0002064

**Instrument:** 00124530002064

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NIGHTINGALE JOSEPH R	4/18/1983	00074880000619	0007488	0000619
LARRY D. MURPHY	4/1/1983	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$227,572	\$50,000	\$277,572	\$240,182
2023	\$227,755	\$50,000	\$277,755	\$218,347
2022	\$198,288	\$25,000	\$223,288	\$198,497
2021	\$170,939	\$25,000	\$195,939	\$180,452
2020	\$155,513	\$25,000	\$180,513	\$164,047

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.