

## LOCATION

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**Address:** [6517 OLD MILL CIR](#)

**City:** WATAUGA

**Georeference:** 40796-20-5

**Subdivision:** SUNNYBROOK ADDITION-WATAUGA

**Neighborhood Code:** 3M110G

**Latitude:** 32.8536890888

**Longitude:** -97.2401603219

**TAD Map:** 2078-428

**MAPSCO:** TAR-051C



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** SUNNYBROOK ADDITION-  
WATAUGA Block 20 Lot 5

**Jurisdictions:**

CITY OF WATAUGA (031)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

BIRDVILLE ISD (902)

**State Code:** A

**Year Built:** 1982

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03025098

**Site Name:** SUNNYBROOK ADDITION-WATAUGA-20-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,309

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,434

**Land Acres<sup>\*</sup>:** 0.1706

**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

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**Current Owner:**

MELESIO-RAMIREZ JUAN OCTAVIO

**Primary Owner Address:**

6517 OLD MILL CIR

WATAUGA, TX 76148-3664

**Deed Date:** 1/18/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213070491](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOUNLAMOUNTRY KARAKET	5/30/2003	00167780000148	0016778	0000148
RUTLEDGE LINDA	6/28/1984	00078900002235	0007890	0002235
RUTLEDGE JAMES;RUTLEDGE LINDA	1/5/1984	00077070000935	0007707	0000935
MERRILL LYNCH MGMT INC	1/4/1984	00077070000932	0007707	0000932
NATHAN L & PATRICIA L JONES	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$224,724	\$50,000	\$274,724	\$212,587
2023	\$224,901	\$50,000	\$274,901	\$193,261
2022	\$195,710	\$25,000	\$220,710	\$175,692
2021	\$168,614	\$25,000	\$193,614	\$159,720
2020	\$153,330	\$25,000	\$178,330	\$145,200

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.