



LOCATION

Address: [6716 SUMMIT RIDGE DR](#)
City: WATAUGA
Georeference: 45125-2-12
Subdivision: WATAUGA HEIGHTS EAST
Neighborhood Code: 3M010P

Latitude: 32.8685244097
Longitude: -97.2415316372
TAD Map: 2078-436
MAPSCO: TAR-037U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WATAUGA HEIGHTS EAST
Block 2 Lot 12

Jurisdictions:

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

State Code: A

Year Built: 1972

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 03304744

Site Name: WATAUGA HEIGHTS EAST-2-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,202

Percent Complete: 100%

Land Sqft^{*}: 8,086

Land Acres^{*}: 0.1856

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:

SANCHEZ MATTHEW

Primary Owner Address:

6716 SUMMIT RIDGE DR
WATAUGA, TX 76148

Deed Date: 11/9/2023

Deed Volume:

Deed Page:

Instrument: [D223201660](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLOMBARI ERWIN ADOLFO;GARCIA ELIZABETH	11/1/2022	D222262944		
KAPPLER TYLER G	10/6/2020	D220258044		
CATLETT JESSICA ANN	7/17/2014	2014-PR01857-2		
LUNDY SUSAN Y	6/19/1991	00102950000422	0010295	0000422
HAIRE ROBERT N	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	\$263,400	\$45,000	\$308,400	\$308,400
2023	\$237,881	\$45,000	\$282,881	\$282,881
2022	\$195,000	\$25,000	\$220,000	\$220,000
2021	\$183,857	\$25,000	\$208,857	\$208,857
2020	\$134,618	\$25,000	\$159,618	\$157,616

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.