

## LOCATION

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**Address:** [6016 DUSTY RD](#)

**City:** WATAUGA

**Georeference:** 40796-10-27

**Subdivision:** SUNNYBROOK ADDITION-WATAUGA

**Neighborhood Code:** 3M110G

**Latitude:** 32.8544655178

**Longitude:** -97.2485666959

**TAD Map:** 2072-432

**MAPSCO:** TAR-051B



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 10 Lot 27

**Jurisdictions:**

CITY OF WATAUGA (031)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

BIRDVILLE ISD (902)

**State Code:** A

**Year Built:** 1983

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 04446704

**Site Name:** SUNNYBROOK ADDITION-WATAUGA-10-27

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,681

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,838

**Land Acres<sup>\*</sup>:** 0.1340

**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:**

MORALES ALEX A

MORALES MALLORY E

**Primary Owner Address:**

6016 DUSTY RD

FORT WORTH, TX 76148

**Deed Date:** 12/3/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215278487](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ATCHLEY DONNA;ATCHLEY MICHAEL	9/5/1996	00125010001184	0012501	0001184
WEAVER ANNA;WEAVER JAMES JR	5/23/1983	00075150000831	0007515	0000831
RICHWAY HOMES INC	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	\$276,519	\$50,000	\$326,519	\$239,580
2023	\$225,000	\$50,000	\$275,000	\$217,800
2022	\$224,575	\$25,000	\$249,575	\$198,000
2021	\$155,000	\$25,000	\$180,000	\$180,000
2020	\$155,000	\$25,000	\$180,000	\$180,000

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.