



LOCATION

Address: [6121 DUSTY RD](#)

City: WATAUGA

Georeference: 40796-10-31

Subdivision: SUNNYBROOK ADDITION-WATAUGA

Neighborhood Code: 3M110G

Latitude: 32.8550560444

Longitude: -97.2489339338

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

Legal Description: SUNNYBROOK ADDITION-
WATAUGA Block 10 Lot 31

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: 04446747

Site Name: SUNNYBROOK ADDITION-WATAUGA-10-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,224

Percent Complete: 100%

Land Sqft^{*}: 5,833

Land Acres^{*}: 0.1339

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:

HAMILTON JAMES

HAMILTON CYNTHIA

Primary Owner Address:

6121 DUSTY RD

WATAUGA, TX 76148-3643

Deed Date: 11/17/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206367651](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOUNLAMOUNTRY KARAKET G	12/8/2003	D206367650	0000000	0000000
SPRADLIN CYNTHIA;SPRADLIN PHILLIP M	6/8/1995	00119910001188	0011991	0001188
SEC OF HUD	3/6/1995	00119030002090	0011903	0002090
MELLON MTG CO	2/7/1995	00118860000268	0011886	0000268
CLARK JOHN C;CLARK KAREN R	2/27/1990	00098680002280	0009868	0002280
SECRETARY OF HUD	12/4/1989	00097810001621	0009781	0001621
FIRST GIBRALTAR BANK	11/14/1989	00097660001122	0009766	0001122
KENNEDY GLENDA G	8/25/1989	00096680000185	0009668	0000185
KENNEDY GLENDA;KENNEDY ROBERT	5/8/1984	00078230002280	0007823	0002280
WARREN V BROWN	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	\$216,975	\$50,000	\$266,975	\$228,251
2023	\$217,136	\$50,000	\$267,136	\$207,501
2022	\$189,050	\$25,000	\$214,050	\$188,637
2021	\$162,985	\$25,000	\$187,985	\$171,488
2020	\$148,281	\$25,000	\$173,281	\$155,898

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.