



## LOCATION

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**Address:** [6962 DEER RUN DR](#)  
**City:** WATAUGA  
**Georeference:** 31787-3-16  
**Subdivision:** PARK VISTA ADDITION  
**Neighborhood Code:** 3M010B

**Latitude:** 32.8672390876  
**Longitude:** -97.2717726395  
**TAD Map:** 2066-436  
**MAPSCO:** TAR-036U



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:** PARK VISTA ADDITION Block 3  
Lot 16

**Jurisdictions:**

- CITY OF WATAUGA (031)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- WATAUGA PID #1 - PARK VISTA (611)
- BIRDVILLE ISD (902)

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07625235  
**Site Name:** PARK VISTA ADDITION-3-16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,811  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,270  
**Land Acres<sup>\*</sup>:** 0.2128  
**Pool:** N

+++ Rounded.

\* 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:**

DOWNES BRIAN L  
DOWNES AMBER L

**Primary Owner Address:**

6962 DEER RUN DR  
FORT WORTH, TX 76137-6731

**Deed Date:** 8/10/2005  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D205286834](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PENTICO ALLISON;PENTICO KEITH	12/19/2001	00152820000286	0015282	0000286
GOODMAN FAMILY OF BUILDERS LP	12/18/2001	00153040000116	0015304	0000116
GOODMAN FAMILY OF BUILDERS LP	7/19/2001	00150270000302	0015027	0000302
GEHAN HOMES LTD	10/3/2000	00145520000388	0014552	0000388
HAVENER RUPERT LTD PRTNSHP	1/1/2000	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	\$290,853	\$60,000	\$350,853	\$350,853
2023	\$347,944	\$60,000	\$407,944	\$336,263
2022	\$270,694	\$35,000	\$305,694	\$305,694
2021	\$253,791	\$35,000	\$288,791	\$288,791
2020	\$230,182	\$35,000	\$265,182	\$265,182

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.