

LOCATION

Address: [6820 BLUFF VIEW DR](#)
City: WATAUGA
Georeference: 31787-9-8
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8660048101
Longitude: -97.2657516416
TAD Map: 2072-436
MAPSCO: TAR-036V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PARK VISTA ADDITION Block 9
Lot 8

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: 07626304

Site Name: PARK VISTA ADDITION-9-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,957

Percent Complete: 100%

Land Sqft^{*}: 5,183

Land Acres^{*}: 0.1189

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:

NGUYEN PHU HONG
TRAN THI DIEP

Primary Owner Address:

5425 TIMBER RIDGE DR
FORT WORTH, TX 76137

Deed Date: 2/23/2022

Deed Volume:

Deed Page:

Instrument: [D222059243](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHAM RUBY	2/12/2020	D220121335		
CHO BRYAN T;PHAM RUBY	3/18/2019	D219066433		
CHO BRYAN T	2/25/2019	D219038829		
BRECKENRIDGE PROPERTY FUND 2016 LLC	3/6/2018	D218056950		
HO HAI HO;HO THO M	6/29/2001	00150030000008	0015003	0000008
GEHAN HOMES LTD	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$256,725	\$60,000	\$316,725	\$316,725
2023	\$281,790	\$60,000	\$341,790	\$341,790
2022	\$219,661	\$35,000	\$254,661	\$254,661
2021	\$193,830	\$35,000	\$228,830	\$228,830
2020	\$187,093	\$35,000	\$222,093	\$222,093

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.