

LOCATION

Address: [6809 BLUFF VIEW DR](#)
City: WATAUGA
Georeference: 31787-10-14
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8655838852
Longitude: -97.2662515477
TAD Map: 2066-436
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
10 Lot 14

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: 07626398

Site Name: PARK VISTA ADDITION-10-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,660

Percent Complete: 100%

Land Sqft^{*}: 5,100

Land Acres^{*}: 0.1170

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:

COCJIN JUAN

Primary Owner Address:

6809 BLUFF VIEW DR
FORT WORTH, TX 76137-4748

Deed Date: 5/29/2001

Deed Volume: 0014926

Deed Page: 0000183

Instrument: 00149260000183

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEAZER HOMES OF TEXAS LP	1/18/2001	00146960000428	0014696	0000428
GEHAN HOMES LTD	1/17/2001	00146960000401	0014696	0000401
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	\$302,796	\$60,000	\$362,796	\$355,595
2023	\$332,479	\$60,000	\$392,479	\$323,268
2022	\$258,880	\$35,000	\$293,880	\$293,880
2021	\$242,778	\$35,000	\$277,778	\$277,778
2020	\$220,289	\$35,000	\$255,289	\$255,289

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.