

## LOCATION

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**Address:** [6817 BLUFF VIEW DR](#)  
**City:** WATAUGA  
**Georeference:** 31787-10-16  
**Subdivision:** PARK VISTA ADDITION  
**Neighborhood Code:** 3M010B

**Latitude:** 32.8658731704  
**Longitude:** -97.2662302156  
**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

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**Legal Description:** PARK VISTA ADDITION Block  
10 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:** 07626428

**Site Name:** PARK VISTA ADDITION Block 10 Lot 16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,937

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,098

**Land Acres<sup>\*</sup>:** 0.1399

**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:**

LE ANTONY NHAT  
TRAN KATHY T

**Primary Owner Address:**

6817 BLUFF VIEW DR  
FORT WORTH, TX 76137

**Deed Date:** 4/29/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224096744](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LE ANTONY NHAT	2/1/2019	<a href="#">D219023667</a>		
LE ANTONY NHAT;LE DUC STEVEN	1/31/2019	<a href="#">D219023667</a>		
LE DUC STEVEN;LE KATHY TRAN	8/20/2001	00151180000278	0015118	0000278
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	\$267,875	\$60,000	\$327,875	\$293,260
2023	\$292,875	\$60,000	\$352,875	\$266,600
2022	\$207,364	\$35,000	\$242,364	\$242,364
2021	\$207,364	\$35,000	\$242,364	\$242,364
2020	\$198,836	\$35,000	\$233,836	\$233,836

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

There are no exemptions for this property

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.