



## LOCATION

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**Address:** [5608 WATAUGA RD](#)

**City:** WATAUGA

**Georeference:** 45135-12-2R1

**Subdivision:** WATAUGA ADDITION

**Neighborhood Code:** RET-Northeast Fort Worth General

**Latitude:** 32.8602068589

**Longitude:** -97.2629166351

**TAD Map:** 2072-432

**MAPSCO:** TAR-036Z



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:** WATAUGA ADDITION Block 12  
Lot 2R1

**Jurisdictions:**

CITY OF WATAUGA (031)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

BIRDVILLE ISD (902)

**State Code:** C1C

**Year Built:** 2023

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800084061

**Site Name:** MR FROZE MARGARITA

**Site Class:** RETGen - Retail-General/Specialty

**Parcels:** 2

**Primary Building Name:** MR FROZE MARGARITA / 42996692

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 0

**Net Leasable Area<sup>+++</sup>:** 0

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,929

**Land Acres<sup>\*</sup>:** 0.2050

**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:**

MR LAND LLC

**Primary Owner Address:**

622 COBBLESTONE CIR

MANSFIELD, TX 76063

**Deed Date:**

**Deed Volume:**

**Deed Page:**

**Instrument:**

## VALUES

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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	\$0	\$58,045	\$58,045	\$58,045
0	\$0	\$0	\$0	\$0

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

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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.