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Address: [6441 MACARTHUR DR](#)
City: WATAUGA
Georeference: 40796-3-18
Subdivision: SUNNYBROOK ADDITION-WATAUGA
Neighborhood Code: 3M110G

Latitude: 32.8585506081
Longitude: -97.2427958678
TAD Map: 2078-432
MAPSCO: TAR-037X



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

PROPERTY DATA

Legal Description: SUNNYBROOK ADDITION-
WATAUGA Block 3 Lot 18

Jurisdictions:

CITY OF WATAUGA (031)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDVILLE ISD (902)

State Code: A

Year Built: 1981

Personal Property Account: N/A

Agent: RYAN LLC (00320X)

Protest Deadline Date: 5/15/2025

Site Number: 03020061

Site Name: SUNNYBROOK ADDITION-WATAUGA-3-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,333

Percent Complete: 100%

Land Sqft^{*}: 5,882

Land Acres^{*}: 0.1350

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:

PINE GROVE RESIDENTIAL FUNDING LLC

Primary Owner Address:

1999 BRYAN ST 13TH FLOOR
DALLAS, TX 75201

Deed Date: 4/25/2022

Deed Volume:

Deed Page:

Instrument: [D222109609](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHANLA BOUNHOUM	1/7/2011	D211140096	0000000	0000000
CHANLA BOUNLONG EST	11/12/2010	D210296334	0000000	0000000
CHANLA BOUNHOUM;CHANLA BOUNLONG	12/31/1900	00087500000817	0008750	0000817



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	\$181,485	\$50,000	\$231,485	\$231,485
2024	\$201,614	\$50,000	\$251,614	\$251,614
2023	\$210,000	\$50,000	\$260,000	\$260,000
2022	\$196,049	\$25,000	\$221,049	\$191,180
2021	\$152,139	\$25,000	\$177,139	\$173,800
2020	\$133,000	\$25,000	\$158,000	\$158,000

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.