



Address: [6449 MACARTHUR DR](#)
City: WATAUGA
Georeference: 40796-3-20
Subdivision: SUNNYBROOK ADDITION-WATAUGA
Neighborhood Code: 3M110G

Latitude: 32.8582603467
Longitude: -97.2426073012
TAD Map: 2078-432
MAPSCO: TAR-037X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUNNYBROOK ADDITION-
WATAUGA Block 3 Lot 20

Jurisdictions:

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

State Code: A

Year Built: 1981

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00000)

Notice Sent Date: 4/15/2025

Notice Value: \$245,000

Protest Deadline Date: 5/24/2024

Site Number: 03020096

Site Name: SUNNYBROOK ADDITION-WATAUGA-3-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,163

Percent Complete: 100%

Land Sqft^{*}: 6,239

Land Acres^{*}: 0.1432

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MCNARY WOLFF LEGACY TRUST

Primary Owner Address:

1400 CIRCLE LN
BEDFORD, TX 76022

Deed Date: 12/12/2024

Deed Volume:

Deed Page:

Instrument: [D224222926](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCNARY PROPERTIES	1/4/2011	D211060990	0000000	0000000
MCNARY JOHN W	2/20/2007	D207069685	0000000	0000000
WILEY MAX E;WILEY RONNELL P	2/1/1989	00095110001521	0009511	0001521
SECRETARY OF HUD	6/27/1988	00093120000451	0009312	0000451
COLONIAL S & L ASSN	6/7/1988	00093040000555	0009304	0000555
DIAZ JOSE H;DIAZ ROSA OROSCO	6/14/1984	00078580001971	0007858	0001971
JACK R & DONNA K NOBLES	12/31/1900	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	\$175,000	\$50,000	\$225,000	\$225,000
2024	\$195,000	\$50,000	\$245,000	\$245,000
2023	\$187,696	\$50,000	\$237,696	\$237,696
2022	\$173,565	\$25,000	\$198,565	\$198,565
2021	\$145,000	\$25,000	\$170,000	\$170,000
2020	\$125,000	\$25,000	\$150,000	\$150,000

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.