



**Address:** [6120 MACKNEAL TR](#)  
**City:** WATAUGA  
**Georeference:** 40796-10-2  
**Subdivision:** SUNNYBROOK ADDITION-WATAUGA  
**Neighborhood Code:** 3M110G

**Latitude:** 32.8554453148  
**Longitude:** -97.2488959397  
**TAD Map:** 2072-432  
**MAPSCO:** TAR-051B



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 10 Lot 2

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1979

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03022099

**Site Name:** SUNNYBROOK ADDITION-WATAUGA-10-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,212

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,787

**Land Acres<sup>\*</sup>:** 0.2017

**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

**Current Owner:**

CRUZ ASHLEIGH MICHELLE

**Primary Owner Address:**

6120 MACKNEAL TRL  
WATAUGA, TX 76148

**Deed Date:** 6/6/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223102625](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PERKINS MARSHA DIANNE	3/12/2020	<a href="#">D220059671</a>		
HARRELL ASHLEIGH MICHELLE;PERKINS MARSHA DIANNE	5/29/2019	<a href="#">D219123813</a>		
CRUZ MARSHA DIANE	12/31/1900	00067180001591	0006718	0001591

## 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 <sup>+</sup>
2025	\$208,544	\$50,000	\$258,544	\$258,544
2024	\$208,544	\$50,000	\$258,544	\$258,544
2023	\$208,762	\$50,000	\$258,762	\$220,062
2022	\$181,853	\$25,000	\$206,853	\$200,056
2021	\$156,869	\$25,000	\$181,869	\$181,869
2020	\$142,786	\$25,000	\$167,786	\$167,786

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.