



Address: [6017 DUSTY RD](#)
City: WATAUGA
Georeference: 40796-26-5
Subdivision: SUNNYBROOK ADDITION-WATAUGA
Neighborhood Code: 3M110G

Latitude: 32.8545015298
Longitude: -97.2490613825
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 26 Lot 5

Jurisdictions:

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

State Code: A

Year Built: 1983

Personal Property Account: N/A

Agent: OOWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 04447239

Site Name: SUNNYBROOK ADDITION-WATAUGA-26-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,386

Percent Complete: 100%

Land Sqft^{*}: 6,598

Land Acres^{*}: 0.1514

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:

HPA II TEXAS SUB 2020-2 LLC

Primary Owner Address:

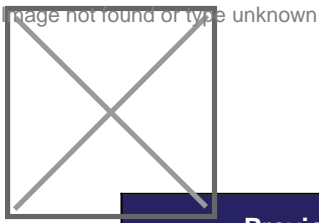
120 S RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

Deed Date: 11/17/2020

Deed Volume:

Deed Page:

Instrument: [D220327719](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HPA US1 LLC	4/1/2020	D220076260		
BROWN RYAN E	6/27/2016	D216150477		
ARFERRO INVESTMENTS LLC	3/9/2016	D216053686		
Unlisted	8/30/2005	D205265990	0000000	0000000
BATES ANGELA;BATES LARRY R	6/18/1998	00132820000145	0013282	0000145
CAWYER JAMES;CAWYER KELLY	7/18/1983	00025600001947	0002560	0001947
RICHWAY HOMES INC	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	\$171,303	\$50,000	\$221,303	\$221,303
2024	\$207,000	\$50,000	\$257,000	\$257,000
2023	\$203,746	\$50,000	\$253,746	\$253,746
2022	\$198,259	\$25,000	\$223,259	\$223,259
2021	\$175,808	\$25,000	\$200,808	\$200,808
2020	\$159,913	\$25,000	\$184,913	\$183,470

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.