



**Address:** [6021 DUSTY RD](#)  
**City:** WATAUGA  
**Georeference:** 40796-26-6  
**Subdivision:** SUNNYBROOK ADDITION-WATAUGA  
**Neighborhood Code:** 3M110G

**Latitude:** 32.8546775036  
**Longitude:** -97.2490625907  
**TAD Map:** 2072-432  
**MAPSCO:** TAR-051B



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

**PROPERTY DATA**

**Legal Description:** SUNNYBROOK ADDITION-WATAUGA Block 26 Lot 6

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

**State Code:** A  
**Year Built:** 1983  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$301,113  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 04447247  
**Site Name:** SUNNYBROOK ADDITION-WATAUGA-26-6  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,456  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,664  
**Land Acres<sup>\*</sup>:** 0.1529  
**Pool:** Y

+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
HOLDER ARTHUR L  
HOLDER KAREN  
**Primary Owner Address:**  
6021 DUSTY RD  
WATAUGA, TX 76148-3650

**Deed Date:** 9/5/1996  
**Deed Volume:** 0012504  
**Deed Page:** 0001890  
**Instrument:** 00125040001890

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEC OF HUD	3/18/1996	00123630001225	0012363	0001225
MELLON MTG CO	3/5/1996	00122900001071	0012290	0001071
BRITTON TOMMY M	12/23/1991	00104860000602	0010486	0000602
SECRETARY OF HUD	9/4/1991	00103870001372	0010387	0001372
UNION NATL BANK OF ARKANSAS	9/3/1991	00103710001506	0010371	0001506
CHARLTON DEB;CHARLTON LINDA HAMBY	7/27/1989	00096720000586	0009672	0000586
SECRETARY OF HUD	2/8/1989	00095760001326	0009576	0001326
MIKTOMM MORTGAGE CORP	2/7/1989	00095160002040	0009516	0002040
KAMENICKY ARTHUR W JR;KAMENICKY LO	10/24/1986	00087280000133	0008728	0000133
HARTSFIELD MARILYN;HARTSFIELD WM JR	4/6/1983	00074800000516	0007480	0000516
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 <sup>+</sup>
2025	\$251,113	\$50,000	\$301,113	\$301,113
2024	\$251,113	\$50,000	\$301,113	\$281,838
2023	\$251,290	\$50,000	\$301,290	\$256,216
2022	\$220,024	\$25,000	\$245,024	\$232,924
2021	\$191,010	\$25,000	\$216,010	\$211,749
2020	\$174,639	\$25,000	\$199,639	\$192,499

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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## Tarrant Appraisal District Property Information | PDF

- 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.