

Tarrant Appraisal District

Property Information | PDF

Account Number: 04447247

Address: 6021 DUSTY RD

City: WATAUGA

**Georeference:** 40796-26-6

Subdivision: SUNNYBROOK ADDITION-WATAUGA

Neighborhood Code: 3M110G

Googlet Mapd 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 6

**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: 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

Latitude: 32.8546775036

**TAD Map:** 2072-432 **MAPSCO:** TAR-051B

Longitude: -97.2490625907

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,456
Percent Complete: 100%

Land Sqft\*: 6,664 Land Acres\*: 0.1529

Pool: Y

+++ Rounded.

## 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

07-06-2025 Page 1

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



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.

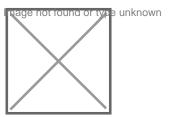
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$251,113	\$50,000	\$301,113	\$301,113
2024	\$251,113	\$50,000	\$301,113	\$281,838
2023	\$251,290	\$50,000	\$301,290	\$256,216
2022	\$220,024	\$25,000	\$245,024	\$232,924
2021	\$191,010	\$25,000	\$216,010	\$211,749
2020	\$174,639	\$25,000	\$199,639	\$192,499

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

07-06-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



• 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.

07-06-2025 Page 3