



Address: [6144 MACKNEAL TR](#)
City: WATAUGA
Georeference: 40796-10-8R
Subdivision: SUNNYBROOK ADDITION-WATAUGA
Neighborhood Code: 3M110G

Latitude: 32.8559018312
Longitude: -97.2479049343
TAD Map: 2072-432
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 10 Lot 8R

Jurisdictions:

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

State Code: A

Year Built: 1978

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 04573579

Site Name: SUNNYBROOK ADDITION-WATAUGA-10-8R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,254

Percent Complete: 100%

Land Sqft^{*}: 7,768

Land Acres^{*}: 0.1783

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:

TRICON SFR 2020-2 BORROWER LLC

Primary Owner Address:

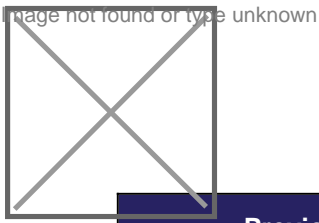
15771 RED HILL AVE
TUSTIN, CA 92780-7303

Deed Date: 11/11/2020

Deed Volume:

Deed Page:

Instrument: [D220302920](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH HOLDINGS LP	2/26/2016	D216039985		
YOUNG WINNIE OPAL	8/30/2013	D213236918	0000000	0000000
YOUNG WINNIE	6/29/1994	000000000000000	0000000	0000000
YOUNG BILLY J;YOUNG WINNIE O	1/23/1984	00077260001060	0007726	0001060
APPLE CHARLES W	12/31/1900	000000000000000	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	\$140,837	\$50,000	\$190,837	\$190,837
2024	\$169,000	\$50,000	\$219,000	\$219,000
2023	\$211,661	\$50,000	\$261,661	\$261,661
2022	\$179,494	\$25,000	\$204,494	\$204,494
2021	\$115,483	\$25,000	\$140,483	\$140,483
2020	\$111,628	\$25,000	\$136,628	\$136,628

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.