



Address: [7108 MCCOY DR](#)
City: WATAUGA
Georeference: 40673-5-1
Subdivision: SUMMER HILLS ADDITION
Neighborhood Code: 3M010A

Latitude: 32.8763065603
Longitude: -97.2419467773
TAD Map: 2078-440
MAPSCO: TAR-037Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUMMER HILLS ADDITION
Block 5 Lot 1

Jurisdictions:

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

State Code: A

Year Built: 1987

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$294,952

Protest Deadline Date: 5/24/2024

Site Number: 05764920

Site Name: SUMMER HILLS ADDITION-5-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,480

Percent Complete: 100%

Land Sqft^{*}: 8,481

Land Acres^{*}: 0.1946

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:

SHEW CYNTHIA

Primary Owner Address:

7108 MCCOY DR
WATAUGA, TX 76148-1846

Deed Date: 8/8/2003

Deed Volume: 0017057

Deed Page: 0000348

Instrument: [D203296228](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRIFFIN MELINDA SUE	12/27/2002	000000000000000	0000000	0000000
GRIFFIN JAMES JR;GRIFFIN MELINDA	3/10/1997	00127090001174	0012709	0001174
SCHERFF AUGUST C;SCHERFF PATRICIA M	8/5/1996	00124630000577	0012463	0000577
ETHERIDGE LOUIE L	3/27/1987	00088940001144	0008894	0001144
GEMCRAFT HOMES INC	1/27/1987	00088300001244	0008830	0001244
HTI SUMMER HILLS DEV CORP	4/4/1986	00085080001263	0008508	0001263
O T X INC	1/1/1985	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	\$244,952	\$50,000	\$294,952	\$274,940
2024	\$244,952	\$50,000	\$294,952	\$249,945
2023	\$239,550	\$50,000	\$289,550	\$227,223
2022	\$208,341	\$30,000	\$238,341	\$206,566
2021	\$186,146	\$30,000	\$216,146	\$187,787
2020	\$162,889	\$30,000	\$192,889	\$170,715

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.