



Address: [7104 MCCOY DR](#)
City: WATAUGA
Georeference: 40673-5-24
Subdivision: SUMMER HILLS ADDITION
Neighborhood Code: 3M010A

Latitude: 32.8760842665
Longitude: -97.2419468724
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 24

Jurisdictions:

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

State Code: A

Year Built: 1987

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$292,000

Protest Deadline Date: 5/15/2025

Site Number: 05765234

Site Name: SUMMER HILLS ADDITION-5-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,666

Percent Complete: 100%

Land Sqft^{*}: 10,178

Land Acres^{*}: 0.2336

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:

GORRITZ JUAN CARLOS

Primary Owner Address:

7104 MCCOY DR
WATAUGA, TX 76148

Deed Date: 12/11/2018

Deed Volume:

Deed Page:

Instrument: [D218278791](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GORRITZ ALYSSA R;GORRITZ-SERRANO JUAN C	6/24/2015	D215137939		
HOLT CINDI J	4/12/1996	00123340001319	0012334	0001319
DEHOOGH JANET;DEHOOGH JEFFREY W	3/23/1987	00088870002317	0008887	0002317
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	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	\$220,000	\$50,000	\$270,000	\$270,000
2024	\$242,000	\$50,000	\$292,000	\$252,890
2023	\$266,941	\$50,000	\$316,941	\$229,900
2022	\$227,734	\$30,000	\$257,734	\$209,000
2021	\$160,000	\$30,000	\$190,000	\$190,000
2020	\$160,000	\$30,000	\$190,000	\$190,000

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.