



Address: [7004 MCCOY DR](#)
City: WATAUGA
Georeference: 40673-7-12
Subdivision: SUMMER HILLS ADDITION
Neighborhood Code: 3M010A

Latitude: 32.8751258425
Longitude: -97.241964159
TAD Map: 2078-436
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 7 Lot 12

Jurisdictions:

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

State Code: A

Year Built: 1986

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$413,690

Protest Deadline Date: 5/24/2024

Site Number: 05765684

Site Name: SUMMER HILLS ADDITION-7-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,272

Percent Complete: 100%

Land Sqft^{*}: 8,513

Land Acres^{*}: 0.1954

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:

BARBER STEPHEN L
BARBER NANCY

Primary Owner Address:

7004 MCCOY DR
FORT WORTH, TX 76148-1844

Deed Date: 12/30/1986

Deed Volume: 0008793

Deed Page: 0001414

Instrument: 00087930001414

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GEMCRAFT HOMES INC	10/8/1986	00087110000357	0008711	0000357
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	\$363,690	\$50,000	\$413,690	\$360,701
2024	\$383,690	\$50,000	\$433,690	\$327,910
2023	\$338,846	\$50,000	\$388,846	\$298,100
2022	\$241,000	\$30,000	\$271,000	\$271,000
2021	\$241,000	\$30,000	\$271,000	\$271,000
2020	\$241,000	\$30,000	\$271,000	\$258,971

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.