



Address: [6941 MCCOY DR](#)
City: WATAUGA
Georeference: 40673-10-2
Subdivision: SUMMER HILLS ADDITION
Neighborhood Code: 3M010P

Latitude: 32.8742821039
Longitude: -97.242587722
TAD Map: 2078-436
MAPSCO: TAR-037P



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 10 Lot 2

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$271,179

Protest Deadline Date: 5/24/2024

Site Number: 05765870

Site Name: SUMMER HILLS ADDITION-10-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,494

Percent Complete: 100%

Land Sqft^{*}: 7,078

Land Acres^{*}: 0.1624

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:

ANGELES FILOGONIO F

Primary Owner Address:

6941 MCCOY DR
WATAUGA, TX 76148-2320

Deed Date: 1/6/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206010231](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
UECKERT RICHARD	12/29/2003	D204006511	0000000	0000000
MUSKIET FAITH M;MUSKIET KURT D	10/16/1999	00140670000235	0014067	0000235
MATKIN LAURA BELL	1/8/1987	00088060000627	0008806	0000627
GEMCRAFT HOMES INC	11/12/1986	00087480000918	0008748	0000918
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	\$232,929	\$38,250	\$271,179	\$264,045
2024	\$232,929	\$38,250	\$271,179	\$240,041
2023	\$226,266	\$38,250	\$264,516	\$218,219
2022	\$193,750	\$21,250	\$215,000	\$198,381
2021	\$171,988	\$21,250	\$193,238	\$180,346
2020	\$172,064	\$21,250	\$193,314	\$163,951

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.