

LOCATION

Address: [6117 MACKNEAL TR](#)

City: WATAUGA

Georeference: 40796-9-6

Subdivision: SUNNYBROOK ADDITION-WATAUGA

Neighborhood Code: 3M110G

Latitude: 32.8558776078

Longitude: -97.2490887234

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 9 Lot 6

Jurisdictions:

CITY OF WATAUGA (031)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

BIRDVILLE ISD (902)

State Code: A

Year Built: 1979

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 03022048

Site Name: SUNNYBROOK ADDITION-WATAUGA-9-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,180

Percent Complete: 100%

Land Sqft^{*}: 9,165

Land Acres^{*}: 0.2103

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:

DAVIS VANIQUE K

BERRY VINCE

Primary Owner Address:

6117 MACKNEAL TRL

FORT WORTH, TX 76148

Deed Date: 3/15/2018

Deed Volume:

Deed Page:

Instrument: [D218056146](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BERRY VINCE;DAVIS VANIQUE K	3/15/2018	D218056146		
MERCER MICHAEL R	12/5/2011	D211297549	0000000	0000000
LEE LAK CHA	5/14/2004	D204150406	0000000	0000000
SEC OF HUD	1/9/2004	D204014057	0000000	0000000
CHASE MANHATTAN MORTGAGE CORP	7/1/2003	D203382740	0000000	0000000
BURNHAM JEFFERY C;BURNHAM JERRY D	4/14/1993	00110190001214	0011019	0001214
SECRETARY OF HUD	4/7/1992	00105900001973	0010590	0001973
KOWALSKI MARY;KOWALSKI WILLIAM R	2/3/1986	00084450001345	0008445	0001345
BRECHLIN WILLIAM F	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$204,907	\$50,000	\$254,907	\$254,907
2023	\$205,122	\$50,000	\$255,122	\$255,122
2022	\$178,694	\$25,000	\$203,694	\$203,694
2021	\$154,158	\$25,000	\$179,158	\$179,158
2020	\$140,329	\$25,000	\$165,329	\$165,329

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.