



Address: [6409 KARY LYNN DR N](#)
City: WATAUGA
Georeference: 3602-1-21
Subdivision: BRISTOL SQUARE
Neighborhood Code: 3K310E

Latitude: 32.877591545
Longitude: -97.2470157157
TAD Map: 2072-440
MAPSCO: TAR-037P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BRISTOL SQUARE Block 1 Lot 21

Jurisdictions:

CITY OF WATAUGA (031)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 1982

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 00281387

Site Name: BRISTOL SQUARE-1-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,144

Percent Complete: 100%

Land Sqft^{*}: 7,204

Land Acres^{*}: 0.1653

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:

YAMASA CO LTD

Primary Owner Address:

PO BOX 4090
SCOTTSDALE, AZ 85261

Deed Date: 8/5/2022

Deed Volume:

Deed Page:

Instrument: [D222198288](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CUSTER CINDY A	10/4/2002	D222198287		
CUSTER CINDY A;CUSTER JOEL D	1/26/1989	00095000000555	0009500	0000555
SECRETARY OF HUD	5/4/1988	00092980001314	0009298	0001314
FIRST INTERSTATE MTG CO	5/3/1988	00092670000749	0009267	0000749
PERKINS RICKEY LEE	7/16/1985	00082450000352	0008245	0000352
WILL REID CONSTR CO INC	1/19/1984	00077210001582	0007721	0001582
RYAN MTG CO	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	\$137,436	\$45,000	\$182,436	\$182,436
2024	\$200,000	\$45,000	\$245,000	\$245,000
2023	\$185,211	\$45,000	\$230,211	\$230,211
2022	\$185,420	\$25,000	\$210,420	\$166,420
2021	\$169,142	\$25,000	\$194,142	\$151,291
2020	\$144,715	\$25,000	\$169,715	\$137,537

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.