



**Address:** [7301 KARY LYNN DR E](#)  
**City:** WATAUGA  
**Georeference:** 3602-6-11  
**Subdivision:** BRISTOL SQUARE  
**Neighborhood Code:** 3K310E

**Latitude:** 32.8763588362  
**Longitude:** -97.2437792385  
**TAD Map:** 2078-440  
**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 6 Lot 11

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1983

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$231,629

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00282545

**Site Name:** BRISTOL SQUARE-6-11

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 906

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,757

**Land Acres<sup>\*</sup>:** 0.1780

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

TAMPLIN BOBBY J  
TAMPLIN MELINDA

**Primary Owner Address:**

7301 KARY LYNN DR E  
WATAUGA, TX 76148-1768

**Deed Date:** 7/26/1991

**Deed Volume:** 0010332

**Deed Page:** 0001045

**Instrument:** 00103320001045

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THOMPSON JAY H;THOMPSON SHERRY L	9/15/1987	00090840001542	0009084	0001542
ADMINISTRATOR VETERAN AFFAIRS	3/4/1987	00088780001419	0008878	0001419
NOWLIN MORTGAGE CO	3/3/1987	00088590001170	0008859	0001170
PICKETT JOHN D JR;PICKETT JULIA	6/28/1983	00075440001771	0007544	0001771
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 <sup>+</sup>
2025	\$186,629	\$45,000	\$231,629	\$183,377
2024	\$186,629	\$45,000	\$231,629	\$166,706
2023	\$180,000	\$45,000	\$225,000	\$151,551
2022	\$162,590	\$25,000	\$187,590	\$137,774
2021	\$148,556	\$25,000	\$173,556	\$125,249
2020	\$127,494	\$25,000	\$152,494	\$113,863

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.