



Address: [6500 KARY LYNN DR S](#)
City: WATAUGA
Georeference: 3602-7-30
Subdivision: BRISTOL SQUARE
Neighborhood Code: 3K310E

Latitude: 32.8751780657
Longitude: -97.2450591976
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: BRISTOL SQUARE Block 7 Lot 30

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

Protest Deadline Date: 5/24/2024

Site Number: 00283185

Site Name: BRISTOL SQUARE-7-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,169

Percent Complete: 100%

Land Sqft^{*}: 8,050

Land Acres^{*}: 0.1848

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:

PHOTHILACK PHANH

PHOTHILACK BRIAN

Primary Owner Address:

12201 MAPLEWOOD DR
FORT WORTH, TX 76244

Deed Date: 2/9/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214027008](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHOTHILACK P;PHOTHILACK SOMPHONE	7/16/1996	00124460002050	0012446	0002050
NELMS DEBORAH;NELMS JOHNNY R	8/21/1984	00079270001180	0007927	0001180
MARKLE DAVID W;MARKLE TAMMYE J	5/13/1983	00075100000493	0007510	0000493
THE RYLAND GROUP INC	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	\$218,740	\$45,000	\$263,740	\$263,740
2024	\$218,740	\$45,000	\$263,740	\$263,740
2023	\$235,679	\$45,000	\$280,679	\$280,679
2022	\$190,211	\$25,000	\$215,211	\$215,211
2021	\$173,560	\$25,000	\$198,560	\$198,560
2020	\$148,578	\$25,000	\$173,578	\$173,578

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.