



Address: [7012 ECHO HILL DR](#)
City: WATAUGA
Georeference: 10840-10-4
Subdivision: ECHO HILLS ADDITION
Neighborhood Code: 3M010M

Latitude: 32.8732066346
Longitude: -97.2495915221
TAD Map: 2072-436
MAPSCO: TAR-037P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ECHO HILLS ADDITION Block
10 Lot 4

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
Notice Sent Date: 4/15/2025
Notice Value: \$273,479
Protest Deadline Date: 5/24/2024

Site Number: 00793116
Site Name: ECHO HILLS ADDITION-10-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,299
Percent Complete: 100%
Land Sqft^{*}: 7,525
Land Acres^{*}: 0.1727
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:
NICHOLSON KENNETH RAY
Primary Owner Address:
7012 ECHO HILL DR
WATAUGA, TX 76148-2019

Deed Date: 11/20/1990
Deed Volume: 0010104
Deed Page: 0000867
Instrument: 00101040000867

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------|------------|------------------|-------------|-----------|
| WITTMAN GARY | 12/31/1900 | 0000000000000000 | 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 | \$223,479 | \$50,000 | \$273,479 | \$219,174 |
| 2024 | \$223,479 | \$50,000 | \$273,479 | \$199,249 |
| 2023 | \$213,748 | \$50,000 | \$263,748 | \$181,135 |
| 2022 | \$185,007 | \$30,000 | \$215,007 | \$164,668 |
| 2021 | \$159,897 | \$30,000 | \$189,897 | \$149,698 |
| 2020 | \$146,295 | \$30,000 | \$176,295 | \$136,089 |

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.