



Address: [6012 KARY LYNN DR](#)
City: WATAUGA
Georeference: 10840-16-12
Subdivision: ECHO HILLS ADDITION
Neighborhood Code: 3K310K

Latitude: 32.8751951616
Longitude: -97.2522216205
TAD Map: 2072-436
MAPSCO: TAR-037N



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
16 Lot 12

Jurisdictions:

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

State Code: A

Year Built: 1977

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 00793906

Site Name: ECHO HILLS ADDITION-16-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,232

Percent Complete: 100%

Land Sqft^{*}: 7,245

Land Acres^{*}: 0.1663

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:

MILLER SIARRA DANIELLE

Primary Owner Address:

6012 KARY LYNN DR
WATAUGA, TX 76148

Deed Date: 9/28/2020

Deed Volume:

Deed Page:

Instrument: [D220250017](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WENTIN PROPERTIES LLC	8/7/2015	D215178579		
LABARBERA ELKE;LABARBERA FRANK J	7/3/1996	00124290001322	0012429	0001322
HINES JANET R	2/17/1991	00101810001559	0010181	0001559
HINES JAMES;HINES JANET R	10/8/1987	00090990001304	0009099	0001304
WOOD JAMES;WOOD RHONDA	11/12/1984	00080060001517	0008006	0001517
YOUNG DAVID C	12/14/1983	00076930002194	0007693	0002194
JAMES L HINES	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	\$94,654	\$50,000	\$144,654	\$144,654
2024	\$183,313	\$50,000	\$233,313	\$233,313
2023	\$202,389	\$50,000	\$252,389	\$219,592
2022	\$175,220	\$30,000	\$205,220	\$199,629
2021	\$151,481	\$30,000	\$181,481	\$181,481
2020	\$138,628	\$30,000	\$168,628	\$168,628

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.