



Address: [6004 KARY LYNN DR](#)
City: WATAUGA
Georeference: 10840-16-14
Subdivision: ECHO HILLS ADDITION
Neighborhood Code: 3K310K

Latitude: 32.8752000022
Longitude: -97.2526482714
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 14

Jurisdictions:

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

State Code: A

Year Built: 1976

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 00793922

Site Name: ECHO HILLS ADDITION-16-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,350

Percent Complete: 100%

Land Sqft^{*}: 7,056

Land Acres^{*}: 0.1619

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:

SWINNEY RYAN MICHAEL

SWINNEY JORDAN LEE

Primary Owner Address:

6004 KARA LYNN DR S
FORT WORTH, TX 76148

Deed Date: 7/29/2022

Deed Volume:

Deed Page:

Instrument: [D222192224](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FOSTER MARIA;HICKS BROOKE	2/19/2019	D219032907		
BOWERS HOMES LLC	7/31/2018	D218172641		
DUNN GARY M SR;DUNN SHARON K	3/11/2010	D210059130	0000000	0000000
THAI HUNG;THAI NHUNG THI DAO	7/2/1991	00103150001048	0010315	0001048
LE NAM VAN	5/17/1982	00072940000910	0007294	0000910

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	\$221,563	\$50,000	\$271,563	\$271,563
2024	\$221,563	\$50,000	\$271,563	\$271,563
2023	\$211,922	\$50,000	\$261,922	\$261,922
2022	\$183,352	\$30,000	\$213,352	\$207,222
2021	\$158,384	\$30,000	\$188,384	\$188,384
2020	\$144,865	\$30,000	\$174,865	\$174,865

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.