



Address: [5916 Nanci Dr](#)
City: WATAUGA
Georeference: 10840-20-13
Subdivision: ECHO HILLS ADDITION
Neighborhood Code: 3K310K

Latitude: 32.8767643752
Longitude: -97.2539167048
TAD Map: 2072-440
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
20 Lot 13

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

State Code: A
Year Built: 1980
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$270,116
Protest Deadline Date: 5/24/2024

Site Number: 00794597
Site Name: ECHO HILLS ADDITION-20-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 1,251
Percent Complete: 100%
Land Sqft* : 7,130
Land Acres* : 0.1636
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:
KASULA BRIAN A
Primary Owner Address:
5916 Nanci Dr
FORT WORTH, TX 76148-1635

Deed Date: 7/11/2003
Deed Volume: 00000000
Deed Page: 00000000
Instrument: [D204081779](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------------|------------|------------------|-------------|-----------|
| KASULA BRIAN A;KASULA L MCEVOY | 12/31/1900 | 0000000000000000 | 00000000 | 00000000 |



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 | \$220,116 | \$50,000 | \$270,116 | \$215,541 |
| 2024 | \$220,116 | \$50,000 | \$270,116 | \$195,946 |
| 2023 | \$210,553 | \$50,000 | \$260,553 | \$178,133 |
| 2022 | \$182,329 | \$30,000 | \$212,329 | \$161,939 |
| 2021 | \$157,674 | \$30,000 | \$187,674 | \$147,217 |
| 2020 | \$144,319 | \$30,000 | \$174,319 | \$133,834 |

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.