



Address: [6004 Nanci Dr](#)
City: WATAUGA
Georeference: 10840-21-16
Subdivision: ECHO HILLS ADDITION
Neighborhood Code: 3K310K

Latitude: 32.8767399387
Longitude: -97.2526224759
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
21 Lot 16

Jurisdictions:

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

State Code: A

Year Built: 1979

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$288,515

Protest Deadline Date: 5/24/2024

Site Number: 00794791

Site Name: ECHO HILLS ADDITION-21-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,437

Percent Complete: 100%

Land Sqft^{*}: 6,900

Land Acres^{*}: 0.1584

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:

ALVAREZ FERNANDO

Primary Owner Address:

6004 Nanci Dr
WATAUGA, TX 76148-1637

Deed Date: 7/23/2013

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D213194161](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HULL ALANA G;HULL PAUL D	2/22/1988	00091990002367	0009199	0002367
SECRETARY OF HUD	9/16/1987	00090750001247	0009075	0001247
EASTOVER BANK FOR SAVINGS	9/1/1987	00090590000483	0009059	0000483
GONZALEZ FELICITA;GONZALEZ LUIS	8/23/1983	00075960000214	0007596	0000214
CORRADO H RIZZO	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	\$238,515	\$50,000	\$288,515	\$288,515
2024	\$238,515	\$50,000	\$288,515	\$264,695
2023	\$228,218	\$50,000	\$278,218	\$240,632
2022	\$195,444	\$30,000	\$225,444	\$218,756
2021	\$168,869	\$30,000	\$198,869	\$198,869
2020	\$154,470	\$30,000	\$184,470	\$184,470

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.