



**Address:** [6040 Nanci Dr](#)  
**City:** WATAUGA  
**Georeference:** 10840-21-25  
**Subdivision:** ECHO HILLS ADDITION  
**Neighborhood Code:** 3K310K

**Latitude:** 32.8767145781  
**Longitude:** -97.2508771702  
**TAD Map:** 2072-440  
**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  
21 Lot 25

**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:** CHANDLER CROUCH (11730)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$250,176  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00794899  
**Site Name:** ECHO HILLS ADDITION-21-25  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,371  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,900  
**Land Acres<sup>\*</sup>:** 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:**  
LESLEY NONETTE V  
**Primary Owner Address:**  
6040 Nanci Dr  
WATAUGA, TX 76148-1637

**Deed Date:** 7/7/2009  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LESLEY DAN;LESLEY NONETTE	3/4/1998	00136220000366	0013622	0000366
PITNEY CELYA;PITNEY RICHARD T	1/17/1996	00122560000142	0012256	0000142
TON THUONG T	12/1/1993	00113550000778	0011355	0000778
CHAPMAN BARBARA;CHAPMAN BILLY W	2/19/1988	00091980001629	0009198	0001629
BEMENT MICHAEL J;BEMENT TERESA	3/30/1987	00088920001750	0008892	0001750
HILL DORIS;HILL RICHARD	11/18/1986	00087560000761	0008756	0000761
GILDEWELL JOE W	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 <sup>+</sup>
2025	\$200,176	\$50,000	\$250,176	\$228,767
2024	\$200,176	\$50,000	\$250,176	\$207,970
2023	\$220,449	\$50,000	\$270,449	\$189,064
2022	\$190,853	\$30,000	\$220,853	\$171,876
2021	\$164,997	\$30,000	\$194,997	\$156,251
2020	\$138,100	\$30,000	\$168,100	\$142,046

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.