



**Address:** [7304 ECHO HILL DR](#)  
**City:** WATAUGA  
**Georeference:** 10840-22-11  
**Subdivision:** ECHO HILLS ADDITION  
**Neighborhood Code:** 3K310K

**Latitude:** 32.8772910443  
**Longitude:** -97.2495734892  
**TAD Map:** 2072-440  
**MAPSCO:** TAR-037P



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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** ECHO HILLS ADDITION Block  
22 Lot 11

**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:** \$298,218

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00795062

**Site Name:** ECHO HILLS ADDITION-22-11

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,556

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,360

**Land Acres<sup>\*</sup>:** 0.1689

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

THOMAS SEWARD  
THOMAS MELISSA

**Primary Owner Address:**

7304 ECHO HILL DR  
WATAUGA, TX 76148-1613

**Deed Date:** 2/28/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206062791](#)

| Previous Owners                   | Date       | Instrument                 | Deed Volume | Deed Page |
|-----------------------------------|------------|----------------------------|-------------|-----------|
| MYATT JANICE MAYATT;MYATT JIMMY D | 2/4/2004   | <a href="#">D204039864</a> | 0000000     | 0000000   |
| SEC OF HUD                        | 4/2/2003   | 00168760000205             | 0016876     | 0000205   |
| MORTGAGE ELECTRONIC REG SYSTEM    | 4/1/2003   | 00165630000002             | 0016563     | 0000002   |
| WILDER DAVID A                    | 2/27/2002  | 00155270000105             | 0015527     | 0000105   |
| ALLIED LAND INVESTMENTS INC       | 2/26/2002  | 00155270000104             | 0015527     | 0000104   |
| TANDY BYRON E                     | 10/10/2001 | 00151980000753             | 0015198     | 0000753   |
| MTG ELECTRONIC REG SYS INC        | 6/5/2001   | 00149480000401             | 0014948     | 0000401   |
| LAPENNA JAMES M;LAPENNA SHELLY    | 9/17/1999  | 00140260000198             | 0014026     | 0000198   |
| HALLBERG JOYCELYN;HALLBERG THOMAS | 1/4/1994   | 00114030002055             | 0011403     | 0002055   |
| MCVAY SUSAN J                     | 9/26/1983  | 00076250000715             | 0007625     | 0000715   |
| DAVID BENNETT                     | 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 | \$248,218          | \$50,000    | \$298,218    | \$249,259                    |
| 2024 | \$248,218          | \$50,000    | \$298,218    | \$226,599                    |
| 2023 | \$237,374          | \$50,000    | \$287,374    | \$205,999                    |
| 2022 | \$205,357          | \$30,000    | \$235,357    | \$187,272                    |
| 2021 | \$177,385          | \$30,000    | \$207,385    | \$170,247                    |
| 2020 | \$162,230          | \$30,000    | \$192,230    | \$154,770                    |

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

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## Tarrant Appraisal District Property Information | PDF

- 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.