

Tarrant Appraisal District

Property Information | PDF

Account Number: 00795062

Address: 7304 ECHO HILL DR

City: WATAUGA

Georeference: 10840-22-11

Subdivision: ECHO HILLS ADDITION

Neighborhood Code: 3K310K

Googlet Mapd or type unknown

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

Latitude: 32.8772910443

TAD Map: 2072-440 **MAPSCO:** TAR-037P

Longitude: -97.2495734892

Site Name: ECHO HILLS ADDITION-22-11 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,556
Percent Complete: 100%

Land Sqft*: 7,360 Land Acres*: 0.1689

Pool: N

+++ Rounded.

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

07-18-2025 Page 1

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MYATT JANICE MAYATT;MYATT JIMMY D	2/4/2004	D204039864	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.

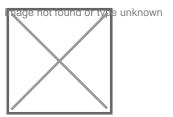
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$248,218	\$50,000	\$298,218	\$249,259
2024	\$248,218	\$50,000	\$298,218	\$226,599
2023	\$237,374	\$50,000	\$287,374	\$205,999
2022	\$205,357	\$30,000	\$235,357	\$187,272
2021	\$177,385	\$30,000	\$207,385	\$170,247
2020	\$162,230	\$30,000	\$192,230	\$154,770

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

07-18-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.



• 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.

07-18-2025 Page 3