



**Address:** [7316 ECHO HILL DR](#)  
**City:** WATAUGA  
**Georeference:** 10840-22-14  
**Subdivision:** ECHO HILLS ADDITION  
**Neighborhood Code:** 3K310K

**Latitude:** 32.877814154  
**Longitude:** -97.2495724555  
**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  
22 Lot 14

**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:** VANGUARD PROPERTY TAX APPEALS (12005)

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

**Site Number:** 00795097

**Site Name:** ECHO HILLS ADDITION-22-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,290

**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:**

SHIMAYA LLC

**Primary Owner Address:**

5050 QUORUM DR STE 225  
DALLAS, TX 75254

**Deed Date:** 7/27/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222194906](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPEN HOUSE TEXAS REALTY & INVESTMENT LLC	12/22/2021	<a href="#">D221379798</a>		
TEXAS TRIANGLE REALTY LLC	12/22/2021	<a href="#">D221376200</a>		
AB TEXAS RENOVATIONS LLC	12/13/2021	<a href="#">D221366518</a>		
BAKER JAMES R;BAKER JULIE K	6/5/1985	00082020000302	0008202	0000302
DEMASE AMERICO JOHN	7/20/1984	00078960001320	0007896	0001320
DE MASE A J;DE MASE V J SHIELDS	5/31/1983	00075200000176	0007520	0000176

## 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	\$192,000	\$50,000	\$242,000	\$242,000
2024	\$192,000	\$50,000	\$242,000	\$242,000
2023	\$210,000	\$50,000	\$260,000	\$260,000
2022	\$183,825	\$30,000	\$213,825	\$213,825
2021	\$158,925	\$30,000	\$188,925	\$188,925
2020	\$145,390	\$30,000	\$175,390	\$175,390

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

There are no exemptions for this property

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.