

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 00795100

Address: 7320 ECHO HILL DR

City: WATAUGA

Georeference: 10840-22-15

Subdivision: ECHO HILLS ADDITION

Neighborhood Code: 3K310K

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

# Latitude: 32.8780089503 Longitude: -97.2495689274 MAPSCO: TAR-037P

### **PROPERTY DATA**

Legal Description: ECHO HILLS ADDITION Block

22 Lot 15

**Jurisdictions:** 

CITY OF WATAUGA (031) **TARRANT COUNTY (220)** 

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

KELLER ISD (907) State Code: A

Year Built: 1980 Personal Property Account: N/A

Agent: VANGUARD PROPERTY TAX APPEALS (12005)

Protest Deadline Date: 5/24/2024

Site Number: 00795100

**TAD Map:** 2072-440

Site Name: ECHO HILLS ADDITION-22-15 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,287 Percent Complete: 100%

Land Sqft\*: 8,165 Land Acres\*: 0.1874

Pool: N

+++ Rounded.

#### **OWNER INFORMATION**

**Current Owner:** 

OTACHUO PHARMACY CO LTD

**Primary Owner Address:** 

5050 QUORUM DR STE 225

DALLAS, TX 75254

**Deed Date: 9/2/2021 Deed Volume:** 

**Deed Page:** 

Instrument: D221256807

07-17-2025 Page 1

<sup>\*</sup> 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
OPEN HOUSE TEXAS REALTY & INVESTMENTS LLC	5/10/2021	D221147751		
GRAY ANDREW;GRAY KELSEY	2/2/2015	D215024897		
VW DYNASTY ESTATES LLC	11/21/2014	D214256518		
HART JESSICA;HART JUSTIN	8/4/2014	D214256517		
HART RICHARD W	2/12/1997	00126820002068	0012682	0002068
WARD BENE';WARD CHARLES	11/19/1991	00104480000191	0010448	0000191
BRAINARD CONNI;BRAINARD WILLIAM J	9/1/1990	00100880000481	0010088	0000481
LETT MARY J;LETT MAXIE EDWARD	9/1/1987	00090550001878	0009055	0001878
SIMON EDWIN T;SIMON LAURA A	1/29/1987	00088250001681	0008825	0001681
LETT MARY JANE	9/28/1984	00079630002270	0007963	0002270
JACK C LEWIS	12/31/1900	00000000000000	0000000	0000000

## **VALUES**

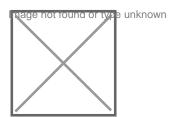
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$194,000	\$50,000	\$244,000	\$244,000
2024	\$194,000	\$50,000	\$244,000	\$244,000
2023	\$200,000	\$50,000	\$250,000	\$250,000
2022	\$185,186	\$30,000	\$215,186	\$215,186
2021	\$160,017	\$30,000	\$190,017	\$190,017
2020	\$146,380	\$30,000	\$176,380	\$176,380

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

07-17-2025 Page 2

<sup>+</sup> 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.

07-17-2025 Page 3