



Address: [6053 Nanci Dr](#)
City: WATAUGA
Georeference: 10840-23-2
Subdivision: ECHO HILLS ADDITION
Neighborhood Code: 3K310K

Latitude: 32.8771571744
Longitude: -97.250277027
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
23 Lot 2

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: \$273,713
Protest Deadline Date: 5/24/2024

Site Number: 00795208
Site Name: ECHO HILLS ADDITION-23-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,304
Percent Complete: 100%
Land Sqft^{*}: 6,900
Land Acres^{*}: 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:
CATON BRIAN J EST
CATON GAYE C
Primary Owner Address:
6053 Nanci Dr
FORT WORTH, TX 76148-1638

Deed Date: 6/29/1995
Deed Volume: 0012046
Deed Page: 0000648
Instrument: 00120460000648

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAMPBELL PATRICIA G	1/1/1982	000000000000000	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	\$223,713	\$50,000	\$273,713	\$219,691
2024	\$223,713	\$50,000	\$273,713	\$199,719
2023	\$213,960	\$50,000	\$263,960	\$181,563
2022	\$185,156	\$30,000	\$215,156	\$165,057
2021	\$159,990	\$30,000	\$189,990	\$150,052
2020	\$146,357	\$30,000	\$176,357	\$136,411

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.