



**Address:** [7524 CEDARHILL RD](#)  
**City:** WATAUGA  
**Georeference:** 10840-29-26  
**Subdivision:** ECHO HILLS ADDITION  
**Neighborhood Code:** 3K310K

**Latitude:** 32.88021934  
**Longitude:** -97.2505883586  
**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  
29 Lot 26

**Jurisdictions:**

CITY OF WATAUGA (031)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 1983

**Personal Property Account:** N/A

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

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

**Site Number:** 00797200

**Site Name:** ECHO HILLS ADDITION-29-26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,442

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,607

**Land Acres<sup>\*</sup>:** 0.1975

**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:**

YAMAKATU CO LTD

**Primary Owner Address:**

5050 QUORUM DR STE 225  
DALLAS, TX 75254

**Deed Date:** 6/28/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223114132](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPEN HOUSE TEXAS REALTY & INVESTMENTS LLC	9/22/2022	<a href="#">D222233356</a>		
PARRA JESUS;PARRA MARIA C	3/26/2013	<a href="#">D213075017</a>	0000000	0000000
SECRETARY OF HOUSING	9/18/2012	<a href="#">D213010495</a>	0000000	0000000
JPMORGAN CHASE BANK NA	9/5/2012	<a href="#">D212232686</a>	0000000	0000000
FRANCO JUAN J	11/7/2000	00146190000160	0014619	0000160
WINSOR DEBRA A;WINSOR TODD S	6/27/1996	00124280001294	0012428	0001294
HENRY JOANN THERESA	10/2/1992	00108070000538	0010807	0000538
HENRY THOMAS H J	3/30/1983	00074750000588	0007475	0000588
SHUT MCPHERSON INC	12/31/1900	00000000000000	0000000	0000000
T HAROLD J HENRY	12/30/1900	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	\$229,000	\$50,000	\$279,000	\$279,000
2024	\$229,000	\$50,000	\$279,000	\$279,000
2023	\$205,000	\$50,000	\$255,000	\$255,000
2022	\$202,159	\$30,000	\$232,159	\$185,129
2021	\$174,577	\$30,000	\$204,577	\$168,299
2020	\$159,621	\$30,000	\$189,621	\$152,999

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

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.