



Address: [7509 CEDARHILL RD](#)
City: WATAUGA
Georeference: 10840-30-17
Subdivision: ECHO HILLS ADDITION
Neighborhood Code: 3K310K

Latitude: 32.8795308963
Longitude: -97.2510119018
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
30 Lot 17

Jurisdictions:

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

State Code: A

Year Built: 1985

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$296,722

Protest Deadline Date: 5/24/2024

Site Number: 00797510

Site Name: ECHO HILLS ADDITION-30-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,429

Percent Complete: 100%

Land Sqft^{*}: 6,991

Land Acres^{*}: 0.1604

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:

GUZMAN FERDINANDO
GUZMAN ELSY

Primary Owner Address:

7509 CEDARHILL RD
WATAUGA, TX 76148-1655

Deed Date: 9/15/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209248992](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FANNIE MAE	2/3/2009	D209036201	0000000	0000000
HENSLIN JOHN	1/20/2005	D205082205	0000000	0000000
HENSLIN JOHN;HENSLIN LADELL	4/15/1991	00102440000732	0010244	0000732
FENNER STEVEN ERIC	4/10/1987	00089140002388	0008914	0002388
SECRETARY OF HUD	12/2/1986	00087640002311	0008764	0002311
BURTON BETTY;BURTON GREGORY	3/1/1985	00000000000000	0000000	0000000
RAINBOW COUNTRY HOMES INC	5/11/1983	00075140000787	0007514	0000787
SHUG MC PHERSON INC	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	\$200,000	\$50,000	\$250,000	\$212,428
2024	\$246,722	\$50,000	\$296,722	\$193,116
2023	\$235,821	\$50,000	\$285,821	\$175,560
2022	\$203,870	\$30,000	\$233,870	\$159,600
2021	\$175,968	\$30,000	\$205,968	\$145,091
2020	\$160,830	\$30,000	\$190,830	\$131,901

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.