



Address: [6913 LYNDAL DR](#)
City: WATAUGA
Georeference: 33221-2-31
Subdivision: QUAIL HOLLOW ADDITION
Neighborhood Code: 3M010N

Latitude: 32.8717802779
Longitude: -97.2483458169
TAD Map: 2072-436
MAPSCO: TAR-037T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: QUAIL HOLLOW ADDITION
Block 2 Lot 31

Jurisdictions:

CITY OF WATAUGA (031)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDEVILLE ISD (902)

State Code: A

Year Built: 1990

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 05818095
Site Name: QUAIL HOLLOW ADDITION-2-31
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,400
Percent Complete: 100%
Land Sqft^{*}: 6,504
Land Acres^{*}: 0.1493
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:

SIMPSON ALAN A

Primary Owner Address:

6913 LYNDAL DR
FORT WORTH, TX 76148

Deed Date: 8/30/2018

Deed Volume:

Deed Page:

Instrument: [D218195457](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JONES HEATHER L	10/6/2016	D216237045		
CLEARY PAMELA	7/18/2016	D216161277		
WELLS CHERYL;WELLS MICHAEL A	9/17/1993	00112730001304	0011273	0001304
CAUDILL LETA J;CAUDILL ROBERT C	11/30/1990	00101150000202	0010115	0000202
PULTE HOME CORP OF TX	11/15/1989	00097660001154	0009766	0001154
HARRIS AND HAWKINS JV II	10/2/1986	00087030001713	0008703	0001713
J P I LAND INC	1/1/1985	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	\$256,083	\$60,000	\$316,083	\$316,083
2024	\$256,083	\$60,000	\$316,083	\$316,083
2023	\$329,210	\$60,000	\$389,210	\$292,474
2022	\$271,112	\$35,000	\$306,112	\$265,885
2021	\$206,714	\$35,000	\$241,714	\$241,714
2020	\$206,714	\$35,000	\$241,714	\$241,714

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.