



**Address:** [7754 CYPRESS DR](#)  
**City:** WATAUGA  
**Georeference:** 8537H-2-9  
**Subdivision:** COURTSIDE ESTATES ADDITION  
**Neighborhood Code:** 3M010A

**Latitude:** 32.8840576156  
**Longitude:** -97.2498142453  
**TAD Map:** 2072-440  
**MAPSCO:** TAR-037K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** COURTSIDE ESTATES  
ADDITION Block 2 Lot 9

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1987

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$315,612

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

**Site Number:** 06126391

**Site Name:** COURTSIDE ESTATES ADDITION-2-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,635

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,500

**Land Acres<sup>\*</sup>:** 0.1492

**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:**

BANDA MARCOS JOEL  
BANDA RACHEL MARIE

**Primary Owner Address:**

7754 CYPRESS DR  
WATAUGA, TX 76148-1364

**Deed Date:** 9/9/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220229998](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROBBINS HANNAH BAKER;ROBBINS SAMUEL D	4/12/2018	<a href="#">D218078170</a>		
RAMBO BRYAN;RAMBO JAMIE	3/17/1999	00137330000085	0013733	0000085
BALL STACY;BALL WILLIAM	7/22/1994	00116650001504	0011665	0001504
SEC OF HUD	12/9/1993	00113850001667	0011385	0001667
TROY & NICHOLS INC	12/7/1993	00113660001834	0011366	0001834
WEST BENNIE N JR;WEST CINDY	7/24/1989	000966000000760	0009660	0000760
DELTA IV HOMES INC	2/10/1987	00088420001610	0008842	0001610
HAWKINS STEVE	1/1/1986	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 <sup>+</sup>
2025	\$265,612	\$50,000	\$315,612	\$315,612
2024	\$265,612	\$50,000	\$315,612	\$309,331
2023	\$259,706	\$50,000	\$309,706	\$281,210
2022	\$225,645	\$30,000	\$255,645	\$255,645
2021	\$201,417	\$30,000	\$231,417	\$231,417
2020	\$176,031	\$30,000	\$206,031	\$206,031

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.