



Address: [7752 KELLY LYNN LN](#)
City: WATAUGA
Georeference: 30293-2-12
Subdivision: NORTH PARK VILLAGE ADDITION
Neighborhood Code: 3K3101

Latitude: 32.8846012238
Longitude: -97.2563390084
TAD Map: 2072-440
MAPSCO: TAR-037J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: NORTH PARK VILLAGE
ADDITION Block 2 Lot 12

Jurisdictions:

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

State Code: A

Year Built: 1996

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$242,414

Protest Deadline Date: 5/24/2024

Site Number: 06782019

Site Name: NORTH PARK VILLAGE ADDITION-2-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,143

Percent Complete: 100%

Land Sqft^{*}: 11,199

Land Acres^{*}: 0.2570

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:

DANIELS DANA LYNN

Primary Owner Address:

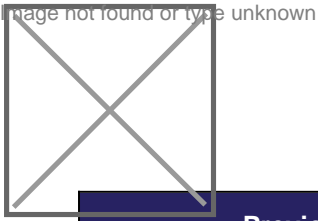
7752 KELLY LYNN LN
WATAUGA, TX 76148-2431

Deed Date: 4/23/2007

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D207143838](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SWEET DARLENE M;SWEET ROBERT W	4/10/1996	00123280000171	0012328	0000171
WOODLAND WEST VILLAGE INC	10/30/1995	00121640000098	0012164	0000098
MITCHELL B N	1/1/1995	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	\$192,414	\$50,000	\$242,414	\$221,767
2024	\$192,414	\$50,000	\$242,414	\$201,606
2023	\$193,366	\$50,000	\$243,366	\$183,278
2022	\$160,529	\$30,000	\$190,529	\$166,616
2021	\$142,439	\$30,000	\$172,439	\$151,469
2020	\$142,439	\$30,000	\$172,439	\$137,699

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.