



**Address:** [7709 KELLY LYNN LN](#)  
**City:** WATAUGA  
**Georeference:** 30293-3-3  
**Subdivision:** NORTH PARK VILLAGE ADDITION  
**Neighborhood Code:** 3K3101

**Latitude:** 32.8827705699  
**Longitude:** -97.257306989  
**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 3 Lot 3

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1997

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$221,523

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

**Site Number:** 06782345

**Site Name:** NORTH PARK VILLAGE ADDITION-3-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,197

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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:**

CARROTHERS HELENA  
CARRANZA JOEL

**Primary Owner Address:**

7709 KELLY LYNN LN  
FORT WORTH, TX 76148

**Deed Date:** 1/9/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217051699](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARROTHERS HELENA	10/30/2014	<a href="#">D214241120</a>		
IJAMS JERALD;IJAMS STEPHANIE	2/28/2002	00155080000123	0015508	0000123
HARBOE RENE	12/15/1997	00130200000285	0013020	0000285
WOODLAND WEST VILLAGE INC	10/30/1995	00121640000098	0012164	0000098
MITCHELL B N	1/1/1995	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	\$171,523	\$50,000	\$221,523	\$212,688
2024	\$171,523	\$50,000	\$221,523	\$193,353
2023	\$199,325	\$50,000	\$249,325	\$175,775
2022	\$165,326	\$30,000	\$195,326	\$159,795
2021	\$167,486	\$30,000	\$197,486	\$145,268
2020	\$145,207	\$30,000	\$175,207	\$132,062

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.