



Address: [7725 KELLY LYNN LN](#)
City: WATAUGA
Georeference: 30293-3-7
Subdivision: NORTH PARK VILLAGE ADDITION
Neighborhood Code: 3K3101

Latitude: 32.8834294595
Longitude: -97.2573433928
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 7

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: None
Notice Sent Date: 4/15/2025
Notice Value: \$333,067
Protest Deadline Date: 5/24/2024

Site Number: 06782396
Site Name: NORTH PARK VILLAGE ADDITION-3-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,802
Percent Complete: 100%
Land Sqft^{*}: 6,000
Land Acres^{*}: 0.1377
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:
BACA JAMES
BACA VANESSA
Primary Owner Address:
7725 KELLY LYNN LN
WATAUGA, TX 76148

Deed Date: 10/21/2015
Deed Volume:
Deed Page:
Instrument: [D215239612](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|------------|----------------------------|-------------|-----------|
| RSJ INVESTMENTS LLC | 7/19/2012 | D212288464 | 0000000 | 0000000 |
| FANNIE MAE | 7/9/2012 | D212169580 | 0000000 | 0000000 |
| GMAC MORTGAGE CORP LLC | 5/1/2012 | D212112006 | 0000000 | 0000000 |
| GREEN JASON R;GREEN TORI L | 6/11/2007 | D207208061 | 0000000 | 0000000 |
| DEUTSCHE BANK NATIONAL TR CO | 12/5/2006 | D206389293 | 0000000 | 0000000 |
| RAVINES LUIS;RAVINES MARIA | 6/5/2003 | D203384689 | 0006828 | 0000438 |
| MARTINEZ JULIE;MARTINEZ MIKE JR | 1/24/1997 | 00126570000462 | 0012657 | 0000462 |
| 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 | \$283,067 | \$50,000 | \$333,067 | \$332,020 |
| 2024 | \$283,067 | \$50,000 | \$333,067 | \$301,836 |
| 2023 | \$254,076 | \$50,000 | \$304,076 | \$274,396 |
| 2022 | \$219,451 | \$30,000 | \$249,451 | \$249,451 |
| 2021 | \$205,000 | \$30,000 | \$235,000 | \$235,000 |
| 2020 | \$206,072 | \$30,000 | \$236,072 | \$224,752 |

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.