



**Address:** [7749 KELLY LYNN LN](#)  
**City:** WATAUGA  
**Georeference:** 30293-3-13  
**Subdivision:** NORTH PARK VILLAGE ADDITION  
**Neighborhood Code:** 3K3101

**Latitude:** 32.8845103671  
**Longitude:** -97.257212533  
**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 13

**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:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$298,427  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 06782469  
**Site Name:** NORTH PARK VILLAGE ADDITION-3-13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,567  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,580  
**Land Acres<sup>\*</sup>:** 0.1969  
**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:**  
MONTAÑA ARTURO C  
MONTAÑA CHRISTI  
**Primary Owner Address:**  
7749 KELLY LYNN LN  
WATAUGA, TX 76148-2433

**Deed Date:** 4/22/1997  
**Deed Volume:** 0012752  
**Deed Page:** 0000013  
**Instrument:** 00127520000013

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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 <sup>+</sup>
2025	\$248,427	\$50,000	\$298,427	\$282,646
2024	\$248,427	\$50,000	\$298,427	\$256,951
2023	\$249,647	\$50,000	\$299,647	\$233,592
2022	\$209,353	\$30,000	\$239,353	\$212,356
2021	\$211,974	\$30,000	\$241,974	\$193,051
2020	\$185,590	\$30,000	\$215,590	\$175,501

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.