



Address: [7761 KELLY LYNN LN](#)
City: WATAUGA
Georeference: 30293-3-16
Subdivision: NORTH PARK VILLAGE ADDITION
Neighborhood Code: 3K3101

Latitude: 32.884859327
Longitude: -97.2567321449
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 16

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: \$262,388
Protest Deadline Date: 5/24/2024

Site Number: 06782493
Site Name: NORTH PARK VILLAGE ADDITION-3-16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,315
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:
REED RYAN
Primary Owner Address:
7761 KELLY LYNN LN
WATAUGA, TX 76148-2434

Deed Date: 4/5/2005
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D205100813](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PROFFITT ETAL;PROFFITT PATRICIA	3/5/1999	00137070000107	0013707	0000107
TEDONE ANTOINETTE;TEDONE JAMES J	4/17/1997	00127430000298	0012743	0000298
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	\$212,388	\$50,000	\$262,388	\$228,251
2024	\$212,388	\$50,000	\$262,388	\$207,501
2023	\$213,436	\$50,000	\$263,436	\$188,637
2022	\$177,134	\$30,000	\$207,134	\$171,488
2021	\$143,600	\$30,000	\$173,600	\$155,898
2020	\$143,600	\$30,000	\$173,600	\$141,725

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.