



**Address:** [7765 KELLY LYNN LN](#)  
**City:** WATAUGA  
**Georeference:** 30293-3-17  
**Subdivision:** NORTH PARK VILLAGE ADDITION  
**Neighborhood Code:** 3K3101

**Latitude:** 32.8849677577  
**Longitude:** -97.2565848963  
**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 17

**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:** \$349,183

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

**Site Number:** 06782507

**Site Name:** NORTH PARK VILLAGE ADDITION-3-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,014

**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:**

NANGAUTA JOSEPH C  
NANGAUTA DONNA

**Primary Owner Address:**

7765 KELLY LYNN LN  
FORT WORTH, TX 76148-2434

**Deed Date:** 3/3/1997

**Deed Volume:** 0012702

**Deed Page:** 0001267

**Instrument:** 00127020001267

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	\$299,183	\$50,000	\$349,183	\$297,763
2024	\$299,183	\$50,000	\$349,183	\$270,694
2023	\$300,660	\$50,000	\$350,660	\$246,085
2022	\$248,341	\$30,000	\$278,341	\$223,714
2021	\$251,634	\$30,000	\$281,634	\$203,376
2020	\$217,340	\$30,000	\$247,340	\$184,887

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)
- DISABLED VET 100 PCT 11.131
- DISABLED VET 70 to 99 PCT 11.22

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.