



Address: [7769 KELLY LYNN LN](#)
City: WATAUGA
Georeference: 30293-3-18
Subdivision: NORTH PARK VILLAGE ADDITION
Neighborhood Code: 3K3101

Latitude: 32.8851079832
Longitude: -97.2563977632
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 18

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: \$248,345

Protest Deadline Date: 5/24/2024

Site Number: 06782515

Site Name: NORTH PARK VILLAGE ADDITION-3-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,197

Percent Complete: 100%

Land Sqft^{*}: 9,007

Land Acres^{*}: 0.2067

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:

SPRIGGS QUEEN

Primary Owner Address:

7769 KELLY LYNN LN
WATAUGA, TX 76148-2434

Deed Date: 12/17/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204395453](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LINARES JOSE A	11/21/1997	00130000000646	0013000	0000646
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	\$198,345	\$50,000	\$248,345	\$212,688
2024	\$198,345	\$50,000	\$248,345	\$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)
- DISABLED VET 50 to 69 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.