



**Address:** [6017 KARY LYNN DR](#)  
**City:** WATAUGA  
**Georeference:** 10840-18-10  
**Subdivision:** ECHO HILLS ADDITION  
**Neighborhood Code:** 3K310K

**Latitude:** 32.8756397306  
**Longitude:** -97.2519907031  
**TAD Map:** 2072-436  
**MAPSCO:** TAR-037N



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** ECHO HILLS ADDITION Block  
18 Lot 10 50% UNDIVIDED INTEREST

**Jurisdictions:**  
CITY OF WATAUGA (031)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A  
**Year Built:** 1977  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$174,329  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00794074  
**Site Name:** ECHO HILLS ADDITION-18-10-50  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 2  
**Approximate Size<sup>+++</sup>:** 1,930  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,056  
**Land Acres<sup>\*</sup>:** 0.1619  
**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:**  
RICHARDSON PHYLLIS  
**Primary Owner Address:**  
6017 KARY LYNN DR S  
FORT WORTH, TX 76148-1634

**Deed Date:** 12/31/1900  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 000000000000000

## 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	\$149,329	\$25,000	\$174,329	\$137,639
2024	\$149,329	\$25,000	\$174,329	\$125,126
2023	\$142,496	\$25,000	\$167,496	\$113,751
2022	\$107,500	\$15,000	\$122,500	\$103,410
2021	\$104,796	\$15,000	\$119,796	\$94,009
2020	\$95,248	\$15,000	\$110,248	\$85,463

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.