



**Address:** [6040 KARY LYNN DR](#)  
**City:** WATAUGA  
**Georeference:** 10840-16-5  
**Subdivision:** ECHO HILLS ADDITION  
**Neighborhood Code:** 3K310K

**Latitude:** 32.8751782578  
**Longitude:** -97.2507239609  
**TAD Map:** 2072-436  
**MAPSCO:** TAR-037P



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

## PROPERTY DATA

**Legal Description:** ECHO HILLS ADDITION Block  
16 Lot 5

**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

**Protest Deadline Date:** 5/15/2025

**Site Number:** 00793825

**Site Name:** ECHO HILLS ADDITION-16-5

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

**Parcels:** 1

**Approximate Size+++:** 1,318

**Percent Complete:** 100%

**Land Sqft\*:** 7,245

**Land Acres\*:** 0.1663

**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:**  
TORRES TELLO MONA LISA  
**Primary Owner Address:**  
6040 KARY LYNN DR S  
WATAUGA, TX 76148

**Deed Date:** 6/2/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224097875](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CURL MARY HELEN	12/16/2022	<a href="#">D223169975</a>		
CURL DONALD RAY EST	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$221,691	\$50,000	\$271,691	\$271,691
2023	\$212,086	\$50,000	\$262,086	\$179,204
2022	\$183,635	\$30,000	\$213,635	\$162,913
2021	\$158,775	\$30,000	\$188,775	\$148,103
2020	\$145,316	\$30,000	\$175,316	\$134,639

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.