



**Address:** [6012 KARY LYNN DR](#)  
**City:** WATAUGA  
**Georeference:** 10840-16-12  
**Subdivision:** ECHO HILLS ADDITION  
**Neighborhood Code:** 3K310K

**Latitude:** 32.8751951616  
**Longitude:** -97.2522216205  
**TAD Map:** 2072-436  
**MAPSCO:** TAR-037N



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

## PROPERTY DATA

**Legal Description:** ECHO HILLS ADDITION Block  
16 Lot 12

**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:** CHANDLER CROUCH (11730)

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

**Site Number:** 00793906

**Site Name:** ECHO HILLS ADDITION-16-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,232

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,245

**Land Acres<sup>\*</sup>:** 0.1663

**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:**  
MILLER SIARRA DANIELLE  
**Primary Owner Address:**  
6012 KARY LYNN DR  
WATAUGA, TX 76148

**Deed Date:** 9/28/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220250017](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WENTIN PROPERTIES LLC	8/7/2015	<a href="#">D215178579</a>		
LABARBERA ELKE;LABARBERA FRANK J	7/3/1996	00124290001322	0012429	0001322
HINES JANET R	2/17/1991	00101810001559	0010181	0001559
HINES JAMES;HINES JANET R	10/8/1987	00090990001304	0009099	0001304
WOOD JAMES;WOOD RHONDA	11/12/1984	00080060001517	0008006	0001517
YOUNG DAVID C	12/14/1983	00076930002194	0007693	0002194
JAMES L HINES	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$183,313	\$50,000	\$233,313	\$233,313
2023	\$202,389	\$50,000	\$252,389	\$219,592
2022	\$175,220	\$30,000	\$205,220	\$199,629
2021	\$151,481	\$30,000	\$181,481	\$181,481
2020	\$138,628	\$30,000	\$168,628	\$168,628

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.