



**Address:** [6004 KARY LYNN DR](#)  
**City:** WATAUGA  
**Georeference:** 10840-16-14  
**Subdivision:** ECHO HILLS ADDITION  
**Neighborhood Code:** 3K310K

**Latitude:** 32.8752000022  
**Longitude:** -97.2526482714  
**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 14

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1976

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00793922

**Site Name:** ECHO HILLS ADDITION-16-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,350

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,056

**Land Acres<sup>\*</sup>:** 0.1619

**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:**

SWINNEY RYAN MICHAEL  
SWINNEY JORDAN LEE

**Primary Owner Address:**

6004 KARA LYNN DR S  
FORT WORTH, TX 76148

**Deed Date:** 7/29/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222192224](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FOSTER MARIA;HICKS BROOKE	2/19/2019	<a href="#">D219032907</a>		
BOWERS HOMES LLC	7/31/2018	<a href="#">D218172641</a>		
DUNN GARY M SR;DUNN SHARON K	3/11/2010	<a href="#">D210059130</a>	0000000	0000000
THAI HUNG;THAI NHUNG THI DAO	7/2/1991	00103150001048	0010315	0001048
LE NAM VAN	5/17/1982	00072940000910	0007294	0000910

**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	\$221,563	\$50,000	\$271,563	\$271,563
2023	\$211,922	\$50,000	\$261,922	\$261,922
2022	\$183,352	\$30,000	\$213,352	\$207,222
2021	\$158,384	\$30,000	\$188,384	\$188,384
2020	\$144,865	\$30,000	\$174,865	\$174,865

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.