

Tarrant Appraisal District Property Information | PDF Account Number: 00793922

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

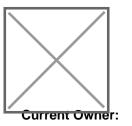
Year Built: 1976 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 00793922 Site Name: ECHO HILLS ADDITION-16-14 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,350 Percent Complete: 100% Land Sqft^{*}: 7,056 Land Acres^{*}: 0.1619 Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION





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 | D219032907 | | |
| BOWERS HOMES LLC | 7/31/2018 | D218172641 | | |
| DUNN GARY M SR;DUNN SHARON K | 3/11/2010 | D210059130 | 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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 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.