



Address: [6040 NANCI DR](#)
City: WATAUGA
Georeference: 10840-21-25
Subdivision: ECHO HILLS ADDITION
Neighborhood Code: 3K310K

Latitude: 32.8767145781
Longitude: -97.2508771702
TAD Map: 2072-440
MAPSCO: TAR-037P



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

PROPERTY DATA

Legal Description: ECHO HILLS ADDITION Block
21 Lot 25

Jurisdictions:

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

State Code: A

Year Built: 1979

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/15/2025

Site Number: 00794899

Site Name: ECHO HILLS ADDITION-21-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,371

Percent Complete: 100%

Land Sqft*: 6,900

Land Acres*: 0.1584

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:

LESLEY NONETTE V

Primary Owner Address:

6040 Nanci Dr
Watauga, TX 76148-1637

Deed Date: 7/7/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 00000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LESLEY DAN;LESLEY NONETTE	3/4/1998	00136220000366	0013622	0000366
PITNEY CELYA;PITNEY RICHARD T	1/17/1996	00122560000142	0012256	0000142
TON THUONG T	12/1/1993	00113550000778	0011355	0000778
CHAPMAN BARBARA;CHAPMAN BILLY W	2/19/1988	00091980001629	0009198	0001629
BEMENT MICHAEL J;BEMENT TERESA	3/30/1987	00088920001750	0008892	0001750
HILL DORIS;HILL RICHARD	11/18/1986	00087560000761	0008756	0000761
GILDEWELL JOE W	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	\$200,176	\$50,000	\$250,176	\$207,970
2023	\$220,449	\$50,000	\$270,449	\$189,064
2022	\$190,853	\$30,000	\$220,853	\$171,876
2021	\$164,997	\$30,000	\$194,997	\$156,251
2020	\$138,100	\$30,000	\$168,100	\$142,046

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.