



**Address:** [7204 MEADOWBROOK DR](#)  
**City:** WATAUGA  
**Georeference:** 3602-6-31  
**Subdivision:** BRISTOL SQUARE  
**Neighborhood Code:** 3K310E

**Latitude:** 32.8757782217  
**Longitude:** -97.2449698964  
**TAD Map:** 2078-436  
**MAPSCO:** TAR-037P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BRISTOL SQUARE Block 6 Lot 31

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$303,908

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00282774

**Site Name:** BRISTOL SQUARE-6-31

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,541

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,527

**Land Acres<sup>\*</sup>:** 0.1727

**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:**

WATZKE DANIEL EDWARD

**Primary Owner Address:**

7204 MEADOWBROOK DR  
FORT WORTH, TX 76148

**Deed Date:** 11/12/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214273535](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WATZKE DAN	4/29/2008	<a href="#">D208178585</a>	0000000	0000000
WATZKE ANDREA;WATZKE DAN	4/11/2003	00165980000212	0016598	0000212
KATCHMAZENSKI KRISTINE;KATCHMAZENSKI R A	11/15/1989	00097620000771	0009762	0000771
SECRETARY OF HUD	12/7/1988	00094890001758	0009489	0001758
FIRST INTERSTATE MTG CO	12/6/1988	00094590000213	0009459	0000213
PERKINS RICKEY LEE	7/16/1985	00082440002231	0008244	0002231
EQUITY PARTNERS INC	7/15/1985	00082440000281	0008244	0000281
RYAN MTG CO	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	\$258,908	\$45,000	\$303,908	\$274,223
2024	\$258,908	\$45,000	\$303,908	\$249,294
2023	\$279,201	\$45,000	\$324,201	\$226,631
2022	\$224,550	\$25,000	\$249,550	\$206,028
2021	\$204,508	\$25,000	\$229,508	\$187,298
2020	\$174,469	\$25,000	\$199,469	\$170,271

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.