



**Address:** [7216 MEADOWBROOK DR](#)  
**City:** WATAUGA  
**Georeference:** 3602-6-34  
**Subdivision:** BRISTOL SQUARE  
**Neighborhood Code:** 3K310E

**Latitude:** 32.8762890598  
**Longitude:** -97.2450738477  
**TAD Map:** 2078-440  
**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 34

**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

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

**Site Number:** 00282804

**Site Name:** BRISTOL SQUARE-6-34

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,079

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,172

**Land Acres<sup>\*</sup>:** 0.1416

**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:**

FERRER CARLOS A  
OLIVEROS CARMEN E

**Primary Owner Address:**

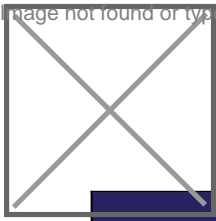
7216 MEADOWBROOK DR  
WATAUGA, TX 76148

**Deed Date:** 9/24/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221281977](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROCK KEN W	6/21/2002	001577200000036	0015772	0000036
BROCK WALTER R	3/26/1987	000892500000733	0008925	0000733
BROCK TERESA M;BROCK WALTER R	2/29/1984	00077600001203	0007760	0001203
COLONY HOMES INC	11/8/1983	00076620001229	0007662	0001229
RYAN MTG CO	12/31/1900	000000000000000	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	\$208,935	\$45,000	\$253,935	\$253,935
2024	\$208,935	\$45,000	\$253,935	\$253,935
2023	\$225,138	\$45,000	\$270,138	\$270,138
2022	\$181,579	\$25,000	\$206,579	\$206,579
2021	\$164,990	\$25,000	\$189,990	\$147,393
2020	\$110,000	\$25,000	\$135,000	\$133,994

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

There are no exemptions for this property

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.