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**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



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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

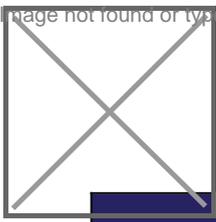
**Primary Owner Address:**  
7216 MEADOWBROOK DR  
WATAUGA, TX 76148

**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  | 00157720000036 | 0015772     | 0000036   |
| BROCK WALTER R                | 3/26/1987  | 00089250000733 | 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 | 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 | \$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.