



Address: [7601 PEAR TREE LN](#)
City: FORT WORTH
Georeference: 25580-14-8
Subdivision: MEADOWS ADDITION, THE-FT WORTH
Neighborhood Code: 4S001B

Latitude: 32.6312322606
Longitude: -97.3911615567
TAD Map: 2030-348
MAPSCO: TAR-103K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MEADOWS ADDITION, THE-FT WORTH Block 14 Lot 8

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1983

Personal Property Account: N/A

Agent: RYAN LLC (00672F)

Protest Deadline Date: 5/24/2024

Site Number: 03113973

Site Name: MEADOWS ADDITION, THE-FT WORTH-14-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,852

Percent Complete: 100%

Land Sqft^{*}: 8,400

Land Acres^{*}: 0.1928

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

PINE GROVE RESIDENTIAL FUNDING I LLC

Primary Owner Address:

1999 BRYAN ST 13TH FLOOR
DALLAS, TX 75201

Deed Date: 4/4/2022

Deed Volume:

Deed Page:

Instrument: [D222092433](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CSH PROPERTY ONE LLC	10/13/2020	D220266655		
DAL 2 SF LLC	3/26/2015	D215069863		
MELUGIN MALORI M;MELUGIN TRACY A	7/27/2006	D207144554	0000000	0000000
MELUGIN MALORI;MELUGIN TRACY	7/3/2006	D206240492	0000000	0000000
WELLS FARGO BANK MINNESOTA NA	1/3/2006	D206015395	0000000	0000000
GARCIA FREDERICK;GARCIA MARGARE	2/8/2002	00157680000468	0015768	0000468
WESTHOFF JOHN E TR	3/8/2000	00142880000300	0014288	0000300
BRAZOS SECURITY LIFE INS CO	1/1/1996	00128380000148	0012838	0000148
DURANT OPAL ETAL	11/8/1995	00121730001529	0012173	0001529
MILLER JAMES;MILLER TRACY	8/31/1993	00112190001588	0011219	0001588
PARKER BETTYE S;PARKER GEORGE M	1/11/1984	00077130000977	0007713	0000977
STEVE HAWKINS CONST CO	12/31/1900	00074220001963	0007422	0001963
GIBRALTAR SAVINGS ASSOC	12/30/1900	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	\$264,677	\$50,000	\$314,677	\$314,677
2024	\$264,677	\$50,000	\$314,677	\$314,677
2023	\$225,964	\$50,000	\$275,964	\$275,964
2022	\$216,216	\$40,000	\$256,216	\$256,216
2021	\$161,690	\$40,000	\$201,690	\$201,690
2020	\$142,166	\$40,000	\$182,166	\$182,166

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.