



**Address:** [7609 PEAR TREE LN](#)  
**City:** FORT WORTH  
**Georeference:** 25580-14-10  
**Subdivision:** MEADOWS ADDITION, THE-FT WORTH  
**Neighborhood Code:** 4S001B

**Latitude:** 32.6312335928  
**Longitude:** -97.3906975806  
**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 10

**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:** OWNWELL INC (12140)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03114007  
**Site Name:** MEADOWS ADDITION, THE-FT WORTH-14-10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,597  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,400  
**Land Acres<sup>\*</sup>:** 0.1928  
**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:**  
TITANIUM STRONG PROPERTIES LLC  
**Primary Owner Address:**  
1313 SHROPSHIRE CT  
KELLER, TX 76248

**Deed Date:** 2/8/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223025209](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARARIA ANJALI	12/23/2020	<a href="#">D221005185</a>		
TITANIUM STRONG PROPERTIES	12/22/2020	<a href="#">D221005182</a>		
BARARIA ANJALI;BARARIA SAURABH	5/30/2018	<a href="#">D218136006</a>		
SUTTON JACK	6/26/2005	<a href="#">D209210496</a>	0000000	0000000
SUTTON JACK M;SUTTON MYRA G SUTTON	9/11/1998	00134200000339	0013420	0000339
BASSHAM RENAYE JUDY	9/30/1994	00117500002016	0011750	0002016
BASSHAM RENAYE;BASSHAM WESLEY D	9/19/1984	00079550000079	0007955	0000079
STEVE HAWKINS CONST	7/1/1983	00075470002334	0007547	0002334
CANDLERIDGE DEV CORP	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	\$166,071	\$50,000	\$216,071	\$216,071
2024	\$192,000	\$50,000	\$242,000	\$242,000
2023	\$185,000	\$50,000	\$235,000	\$235,000
2022	\$128,804	\$40,000	\$168,804	\$168,804
2021	\$128,804	\$40,000	\$168,804	\$168,804
2020	\$121,990	\$40,000	\$161,990	\$161,990

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.