



Address: [7625 PEAR TREE LN](#)
City: FORT WORTH
Georeference: 25580-14-14
Subdivision: MEADOWS ADDITION, THE-FT WORTH
Neighborhood Code: 4S001B

Latitude: 32.6307903358
Longitude: -97.3901104906
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 14

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: None
Notice Sent Date: 4/15/2025
Notice Value: \$329,277
Protest Deadline Date: 5/24/2024

Site Number: 03114058
Site Name: MEADOWS ADDITION, THE-FT WORTH-14-14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,128
Percent Complete: 100%
Land Sqft^{*}: 7,728
Land Acres^{*}: 0.1774
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:
DIXON EDITH
Primary Owner Address:
7625 PEAR TREE LN
FORT WORTH, TX 76133

Deed Date: 11/24/2021
Deed Volume:
Deed Page:
Instrument: 142-21-251608

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DIXON EDITH;DIXON HEBREW	9/4/2018	D218198658		
PAUL AND SHIRLEY FAMILY TRUST	10/31/2017	D217256729		
MAHER SHIRLEY L;MAHER V P JR	10/26/1993	00112960001503	0011296	0001503
SEXTON GREGORY S;SEXTON THERESA	4/13/1983	00074850001599	0007485	0001599

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	\$279,277	\$50,000	\$329,277	\$329,277
2024	\$279,277	\$50,000	\$329,277	\$316,978
2023	\$276,065	\$50,000	\$326,065	\$288,162
2022	\$224,441	\$40,000	\$264,441	\$261,965
2021	\$201,587	\$40,000	\$241,587	\$238,150
2020	\$176,500	\$40,000	\$216,500	\$216,500

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)
- DISABLED VET 70 to 99 PCT 11.22
- Surviving Spouse of Disabled Vet 100 PCT

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.