



Address: [7705 PEAR TREE LN](#)
City: WATAUGA
Georeference: 33224-1-6
Subdivision: QUAIL MEADOWS ESTATES
Neighborhood Code: 3K310B

Latitude: 32.8828890306
Longitude: -97.2546456608
TAD Map: 2072-440
MAPSCO: TAR-037J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: QUAIL MEADOWS ESTATES
Block 1 Lot 6

Jurisdictions:

CITY OF WATAUGA (031)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 1986

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$289,677

Protest Deadline Date: 5/24/2024

Site Number: 05199492

Site Name: QUAIL MEADOWS ESTATES-1-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,480

Percent Complete: 100%

Land Sqft^{*}: 7,462

Land Acres^{*}: 0.1713

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:

SIMMONS OPAL

Primary Owner Address:

7705 PEAR TREE LN
WATAUGA, TX 76148-1333

Deed Date: 3/5/2023

Deed Volume:

Deed Page:

Instrument: 142-23-037644

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMMONS OPAL;SIMMONS ROBERT	4/30/1990	00099180002035	0009918	0002035
MEDINA CHRISTINE;MEDINA FRANK	9/10/1986	00086800000215	0008680	0000215
TRI-CITY BUILDINGS INC	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 ⁺
2025	\$239,677	\$50,000	\$289,677	\$288,682
2024	\$239,677	\$50,000	\$289,677	\$262,438
2023	\$257,593	\$50,000	\$307,593	\$238,580
2022	\$230,831	\$30,000	\$260,831	\$216,891
2021	\$192,117	\$30,000	\$222,117	\$197,174
2020	\$155,484	\$30,000	\$185,484	\$179,249

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)

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.