



Address: [7709 PEAR TREE LN](#)
City: WATAUGA
Georeference: 33224-1-7
Subdivision: QUAIL MEADOWS ESTATES
Neighborhood Code: 3K310B

Latitude: 32.8830628804
Longitude: -97.2546419234
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 7

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

State Code: A
Year Built: 1987
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$268,273
Protest Deadline Date: 5/24/2024

Site Number: 05199506
Site Name: QUAIL MEADOWS ESTATES-1-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,244
Percent Complete: 100%
Land Sqft^{*}: 7,328
Land Acres^{*}: 0.1682
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:
COLE CAROL
Primary Owner Address:
7709 PEAR TREE LN
WATAUGA, TX 76148-1333

Deed Date: 8/25/1995
Deed Volume: 0012087
Deed Page: 0001354
Instrument: 00120870001354

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLETCHER KAREN ANN	3/19/1992	00105990000166	0010599	0000166
FLETCHER TIMOTHY;FLETCHER TODD	1/31/1989	00095040000130	0009504	0000130
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	\$218,273	\$50,000	\$268,273	\$256,262
2024	\$218,273	\$50,000	\$268,273	\$232,965
2023	\$234,521	\$50,000	\$284,521	\$211,786
2022	\$210,231	\$30,000	\$240,231	\$192,533
2021	\$175,096	\$30,000	\$205,096	\$175,030
2020	\$141,856	\$30,000	\$171,856	\$159,118

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.