



Tarrant Appraisal District Property Information | PDF Account Number: 05199506

Address: 7709 PEAR TREE LN

City: WATAUGA Georeference: 33224-1-7 Subdivision: QUAIL MEADOWS ESTATES Neighborhood Code: 3K310B

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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 Latitude: 32.8830628804 Longitude: -97.2546419234 TAD Map: 2072-440 MAPSCO: TAR-037J



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.

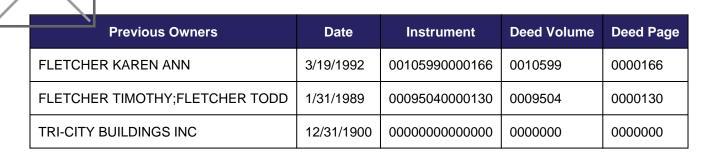
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

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

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VALUES

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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.