



Address: [7713 PEAR TREE LN](#)
City: WATAUGA
Georeference: 33224-1-8
Subdivision: QUAIL MEADOWS ESTATES
Neighborhood Code: 3K310B

Latitude: 32.8832354872
Longitude: -97.2546403
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 8

Jurisdictions:

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

State Code: A

Year Built: 1989

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$314,324

Protest Deadline Date: 5/24/2024

Site Number: 05199514

Site Name: QUAIL MEADOWS ESTATES-1-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,470

Percent Complete: 100%

Land Sqft^{*}: 7,274

Land Acres^{*}: 0.1669

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:

SIVERTSEN LENDIE
ADKINS CHARLES

Primary Owner Address:

7713 PEAR TREE LN
WATAUGA, TX 76148-1333

Deed Date: 8/17/2018

Deed Volume:

Deed Page:

Instrument: [D218183670](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FAVORS JAMES;FAVORS K BURTON	1/16/2014	D214022139	0000000	0000000
SECRETARY OF VETERANS AFFAIRS	10/11/2013	D213271432	0000000	0000000
JPMORGAN CHASE BANK NA	9/3/2013	D213244260	0000000	0000000
ROMAN KENNY JEROME	11/12/2008	D208428316	0000000	0000000
MALONE INVESTMENTS GROUP INC	8/5/2008	D208318886	0000000	0000000
LANHAM DONNA L	7/18/2008	D208283271	0000000	0000000
LANHAM FRANK A	7/21/1995	00120290001640	0012029	0001640
LANHAM DONNA;LANHAM FRANK A	9/1/1989	00096970001864	0009697	0001864
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	\$264,324	\$50,000	\$314,324	\$314,324
2024	\$264,324	\$50,000	\$314,324	\$297,637
2023	\$282,553	\$50,000	\$332,553	\$270,579
2022	\$250,205	\$30,000	\$280,205	\$245,981
2021	\$210,678	\$30,000	\$240,678	\$223,619
2020	\$173,290	\$30,000	\$203,290	\$203,290

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.