



Address: [7717 PEAR TREE LN](#)
City: WATAUGA
Georeference: 33224-1-9
Subdivision: QUAIL MEADOWS ESTATES
Neighborhood Code: 3K310B

Latitude: 32.8834081185
Longitude: -97.2546387818
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 9

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: CADILAC LAW PLLC (12026)

Notice Sent Date: 4/15/2025

Notice Value: \$288,138

Protest Deadline Date: 5/24/2024

Site Number: 05199522

Site Name: QUAIL MEADOWS ESTATES-1-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,474

Percent Complete: 100%

Land Sqft^{*}: 7,239

Land Acres^{*}: 0.1661

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:

FORD DWIGHT S REVOCABLE TRUST

Primary Owner Address:

7717 PEAR TREE LN
WATAUGA, TX 76148

Deed Date: 2/19/2018

Deed Volume:

Deed Page:

Instrument: [D218036498](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FORD DWIGHT S	11/4/2005	D205334418	0000000	0000000
FORD DWIGHT S;FORD SANDRA K	8/28/1997	00128880000537	0012888	0000537
JONES GIOIA;JONES LLOYD D	6/3/1988	00092940000991	0009294	0000991
ADMINISTRATOR VETERAN AFFAIRS	11/10/1987	00091570000664	0009157	0000664
CHARLES F CURRY CO	11/5/1987	00091130001530	0009113	0001530
TROTTER KARLENE;TROTTER LARRY G	9/29/1986	00086980001864	0008698	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	\$238,138	\$50,000	\$288,138	\$273,787
2024	\$238,138	\$50,000	\$288,138	\$248,897
2023	\$238,181	\$46,519	\$284,700	\$226,270
2022	\$180,000	\$30,000	\$210,000	\$205,700
2021	\$186,900	\$30,000	\$216,900	\$187,000
2020	\$142,481	\$27,519	\$170,000	\$170,000

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.