



Address: [7721 PEAR TREE LN](#)
City: WATAUGA
Georeference: 33224-1-10
Subdivision: QUAIL MEADOWS ESTATES
Neighborhood Code: 3K310B

Latitude: 32.8835806921
Longitude: -97.2546366294
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 10

Jurisdictions:

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

State Code: A

Year Built: 1993

Personal Property Account: N/A

Agent: OOWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 05199530

Site Name: QUAIL MEADOWS ESTATES-1-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,286

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:

TAH 2017-1 BORROWER LLC

Primary Owner Address:

PO BOX 15087
SANTA ANA, CA 92735-0087

Deed Date: 8/23/2017

Deed Volume:

Deed Page:

Instrument: [D217196850](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
2013B PROPERTY OWNER LLC	11/21/2014	D214260961		
KEY COURTNEY D;KEY J F JR	4/16/2005	000000000000000	0000000	0000000
KEY C BALDERAS;KEY JONATHAN JR	3/8/2004	D204074499	0000000	0000000
GARCIA BECKY D;GARCIA MICHAEL	4/30/1998	00132140000325	0013214	0000325
GARCIA BECKY;GARCIA MICHAEL	4/29/1998	000000000000000	0000000	0000000
MCDANIEL DONALD L	6/22/1993	00111380000006	0011138	0000006
SHELTON ROBERT DALE	5/12/1993	00110690000065	0011069	0000065
TRI CITY BUILDINGS INC	12/31/1900	000000000000000	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	\$118,297	\$30,000	\$148,297	\$148,297
2024	\$218,000	\$50,000	\$268,000	\$268,000
2023	\$242,018	\$50,000	\$292,018	\$292,018
2022	\$145,164	\$30,000	\$175,164	\$175,164
2021	\$145,164	\$30,000	\$175,164	\$175,164
2020	\$140,358	\$30,000	\$170,358	\$170,358

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

There are no exemptions for this property

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.