



Address: [7725 PEAR TREE LN](#)
City: WATAUGA
Georeference: 33224-1-11
Subdivision: QUAIL MEADOWS ESTATES
Neighborhood Code: 3K310B

Latitude: 32.8837532809
Longitude: -97.2546344453
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 11

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: NORTH TEXAS PROPERTY TAX SERV (00855)

Protest Deadline Date: 5/24/2024

Site Number: 05199549

Site Name: QUAIL MEADOWS ESTATES-1-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,336

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:

MANNING MATTHEW

Primary Owner Address:

7725 PEAR TREE LN
WATAUGA, TX 76148

Deed Date: 9/5/2017

Deed Volume:

Deed Page:

Instrument: [D217206850](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SAUNDERS DAVID D;SAUNDERS DIANNA	7/30/2013	D213202302	0000000	0000000
LEMAY MARCIA ADAM;LEMAY MARK D	6/28/2002	00157930000180	0015793	0000180
CULPS CARLA K;CULPS TOMMY L	5/28/1993	00110890001850	0011089	0001850
SHELTON ROBERT DALE	3/12/1993	00109890000303	0010989	0000303
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	\$164,700	\$50,000	\$214,700	\$214,700
2024	\$193,100	\$50,000	\$243,100	\$243,100
2023	\$234,621	\$50,000	\$284,621	\$245,303
2022	\$229,471	\$30,000	\$259,471	\$223,003
2021	\$190,833	\$30,000	\$220,833	\$202,730
2020	\$154,300	\$30,000	\$184,300	\$184,300

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.