



**Address:** [7729 PEAR TREE LN](#)  
**City:** WATAUGA  
**Georeference:** 33224-1-12  
**Subdivision:** QUAIL MEADOWS ESTATES  
**Neighborhood Code:** 3K310B

**Latitude:** 32.8839258755  
**Longitude:** -97.2546322468  
**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 12

**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:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05199557

**Site Name:** QUAIL MEADOWS ESTATES-1-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,462

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,239

**Land Acres<sup>\*</sup>:** 0.1661

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

GRIFFIN ERIC W

GRIFFIN LUCY A

**Primary Owner Address:**

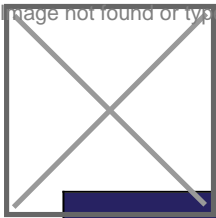
6533 CLIFFSIDE DR  
NORTH RICHLAND HILLS, TX 76180-8045

**Deed Date:** 11/22/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210292246](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORTON GARY LYNN;MORTON REBECCA	12/28/1990	00101340002248	0010134	0002248
STARK CALVIN;STARK MELVA	9/24/1986	00086940002250	0008694	0002250
TRI-CITY BUILDINGS INC	12/31/1900	0000000000000000	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 <sup>+</sup>
2025	\$238,011	\$50,000	\$288,011	\$288,011
2024	\$238,011	\$50,000	\$288,011	\$288,011
2023	\$240,000	\$50,000	\$290,000	\$290,000
2022	\$225,427	\$30,000	\$255,427	\$255,427
2021	\$190,799	\$30,000	\$220,799	\$220,799
2020	\$154,433	\$30,000	\$184,433	\$184,433

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.