



Address: [7025 BERNADINE ST](#)
City: WATAUGA
Georeference: 33221-7-18
Subdivision: QUAIL HOLLOW ADDITION
Neighborhood Code: 3M010N

Latitude: 32.8736247216
Longitude: -97.2465764458
TAD Map: 2072-436
MAPSCO: TAR-037P



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: QUAIL HOLLOW ADDITION
Block 7 Lot 18

Jurisdictions:

CITY OF WATAUGA (031)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDVILLE ISD (902)

State Code: A

Year Built: 1987

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$281,818

Protest Deadline Date: 5/24/2024

Site Number: 05820979

Site Name: QUAIL HOLLOW ADDITION-7-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,986

Percent Complete: 100%

Land Sqft^{*}: 6,299

Land Acres^{*}: 0.1446

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:

THE TRAN FAMILY LIVING TRUST

Primary Owner Address:

109 BLOOMFIELD DR
KELLER, TX 76248

Deed Date: 5/20/2024

Deed Volume:

Deed Page:

Instrument: [D224089016](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN MIMI PHAM	3/7/2010	D210089500	0000000	0000000
TRAN NHI-UYEN	8/11/2003	D203307039	0017088	0000079
SEC OF HUD	4/2/2003	00166590000032	0016659	0000032
CHASE MANHATTAN MTG CORP	4/1/2003	00165630000134	0016563	0000134
CROOKS MARVIN;CROOKS TERESA	10/4/2000	00145560000568	0014556	0000568
JACKSON CHESTER C;JACKSON JUDY W	2/15/1995	00118840001433	0011884	0001433
AMERMAN BELINDA;AMERMAN CHARLES	7/26/1993	00111940000634	0011194	0000634
NIXON JUDITH;NIXON ROBERT	5/21/1987	00089550001375	0008955	0001375
STANFORD HOMES INC	12/19/1986	00088130001769	0008813	0001769
J P I LAND INC	1/1/1985	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	\$176,840	\$60,000	\$236,840	\$236,840
2024	\$221,818	\$60,000	\$281,818	\$281,818
2023	\$257,125	\$60,000	\$317,125	\$317,125
2022	\$239,639	\$35,000	\$274,639	\$274,639
2021	\$180,687	\$35,000	\$215,687	\$215,687
2020	\$170,000	\$35,000	\$205,000	\$205,000

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

There are no exemptions for this property

Image not found or type unknown



Tarrant Appraisal District Property Information | PDF

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.