



**Address:** [7757 CLEARBROOK CT](#)  
**City:** WATAUGA  
**Georeference:** 8537H-1-23  
**Subdivision:** COURTSIDE ESTATES ADDITION  
**Neighborhood Code:** 3M010A

**Latitude:** 32.8842252202  
**Longitude:** -97.2511186945  
**TAD Map:** 2072-440  
**MAPSCO:** TAR-037K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** COURTSIDE ESTATES  
ADDITION Block 1 Lot 23

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1990

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00908)

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

**Site Number:** 06126030

**Site Name:** COURTSIDE ESTATES ADDITION-1-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,374

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,500

**Land Acres<sup>\*</sup>:** 0.1492

<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:**

HJLR FUTURES LLC

**Primary Owner Address:**

7757 CLEARBROOK CT  
WATAUGA, TX 76148

**Deed Date:** 9/22/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220249242](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STUIT RYAN	7/31/2020	<a href="#">D220185541</a>		
LAWSON KIM	5/13/2016	<a href="#">D216103801</a>		
CANTU CLEMENTE III	5/15/2006	000000000000000	0000000	0000000
CANTU CLEMENTE III;CANTU KRIST	10/22/2004	<a href="#">D204333274</a>	0000000	0000000
LAUGHLIN MARTA	4/2/1999	00137510000468	0013751	0000468
PARSON WILLIAM L	8/1/1991	00103190001882	0010319	0001882
PARSON FRED WALKER;PARSON MARTHA	12/7/1989	00097830001082	0009783	0001082
BOB MURRAY CUSTOM HOMES INC	10/20/1989	00097400002013	0009740	0002013
HAWKINS STEVE	1/1/1986	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 <sup>+</sup>
2025	\$197,000	\$50,000	\$247,000	\$247,000
2024	\$197,000	\$50,000	\$247,000	\$247,000
2023	\$235,371	\$50,000	\$285,371	\$285,371
2022	\$204,742	\$30,000	\$234,742	\$234,742
2021	\$172,278	\$30,000	\$202,278	\$202,278
2020	\$153,456	\$30,000	\$183,456	\$183,456

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.