



Address: [7749 CLEARBROOK CT](#)
City: WATAUGA
Georeference: 8537H-1-25
Subdivision: COURTSIDE ESTATES ADDITION
Neighborhood Code: 3M010A

Latitude: 32.8838326173
Longitude: -97.2511703183
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 25

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: NORTH TEXAS PROPERTY TAX SERV (00855)

Protest Deadline Date: 5/24/2024

Site Number: 06126081

Site Name: COURTSIDE ESTATES ADDITION-1-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,320

Percent Complete: 100%

Land Sqft^{*}: 6,581

Land Acres^{*}: 0.1510

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:

RCCA FORT WORTH CENTRAL II LLC

Primary Owner Address:

1527 W HIGHWAY 114 STE 500
GRAPEVINE, TX 76051

Deed Date: 6/25/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213167225](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OSBORNE JACK DALE	7/20/2007	D207259860	0000000	0000000
SPENCER CHRIS D	4/24/2003	00166350000145	0016635	0000145
VIOLA PHILIP T	2/18/1999	00136710000214	0013671	0000214
WHITELEY SANDRA ELAINE KEEN	8/3/1992	00107830001049	0010783	0001049
WHITELEY;WHITELEY SANDRA	11/13/1990	00101020000043	0010102	0000043
TEAM BANK	2/8/1990	00098390001521	0009839	0001521
STEVE HAWKINS CONSTR CO INC	11/3/1986	00087350001608	0008735	0001608
HAWKINS STEVE	1/1/1986	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	\$144,000	\$50,000	\$194,000	\$194,000
2024	\$168,870	\$50,000	\$218,870	\$218,870
2023	\$193,900	\$50,000	\$243,900	\$243,900
2022	\$193,317	\$30,000	\$223,317	\$223,317
2021	\$135,300	\$30,000	\$165,300	\$165,300
2020	\$135,300	\$30,000	\$165,300	\$165,300

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

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.