



Address: [7745 CLEARBROOK CT](#)
City: WATAUGA
Georeference: 8537H-1-26
Subdivision: COURTSIDE ESTATES ADDITION
Neighborhood Code: 3M010A

Latitude: 32.8837056303
Longitude: -97.2510285454
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 26

Jurisdictions:

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

State Code: A

Year Built: 1991

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$289,527

Protest Deadline Date: 5/24/2024

Site Number: 06126111

Site Name: COURTSIDE ESTATES ADDITION-1-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,344

Percent Complete: 100%

Land Sqft^{*}: 6,137

Land Acres^{*}: 0.1408

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:

BEARD MARY CHRISTI

Primary Owner Address:

7745 CLEARBROOK CT
WATAUGA, TX 76148-1337

Deed Date: 4/28/2004

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D204134963](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------|------------|----------------|-------------|-----------|
| KEITH GLENDA | 5/9/1991 | 00102620002333 | 0010262 | 0002333 |
| BROWN/PACE DEV CORP | 10/31/1990 | 00100950001890 | 0010095 | 0001890 |
| TEAM BANK | 4/3/1990 | 00098910000245 | 0009891 | 0000245 |
| 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 | \$239,527 | \$50,000 | \$289,527 | \$269,490 |
| 2024 | \$239,527 | \$50,000 | \$289,527 | \$244,991 |
| 2023 | \$234,195 | \$50,000 | \$284,195 | \$222,719 |
| 2022 | \$203,676 | \$30,000 | \$233,676 | \$202,472 |
| 2021 | \$181,969 | \$30,000 | \$211,969 | \$184,065 |
| 2020 | \$159,236 | \$30,000 | \$189,236 | \$167,332 |

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.