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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



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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: 0000000

Deed Page: 0000000

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.