



**Address:** [6749 BEAR HOLLOW CT](#)  
**City:** WATAUGA  
**Georeference:** 31787-11-7  
**Subdivision:** PARK VISTA ADDITION  
**Neighborhood Code:** 3M010B

**Latitude:** 32.8650396533  
**Longitude:** -97.2683328741  
**TAD Map:** 2066-432  
**MAPSCO:** TAR-036V



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** PARK VISTA ADDITION Block  
11 Lot 7

**Jurisdictions:**

- CITY OF WATAUGA (031)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- WATAUGA PID #1 - PARK VISTA (611)
- BIRDVILLE ISD (902)

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$326,464

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

**Site Number:** 07353472  
**Site Name:** PARK VISTA ADDITION-11-7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,129  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,250  
**Land Acres<sup>\*</sup>:** 0.1205  
**Pool:** N

<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:**

LE HUY Q  
TRAN KIM N

**Primary Owner Address:**  
6749 BEAR HOLLOW LN  
FORT WORTH, TX 76137

**Deed Date:** 2/3/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221056072](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LE HUY;LE KIM TRAN & P PHAM	8/27/2013	<a href="#">D213234148</a>	0000000	0000000
SIMPSON RONNIE;SIMPSON TRACY D	4/29/2010	<a href="#">D210101923</a>	0000000	0000000
GENT JEANNE GENT;GENT THOMAS	3/17/2008	<a href="#">D208110115</a>	0000000	0000000
DYER ALEC;DYER PAMELA	8/17/2001	00151050000386	0015105	0000386
BEAZER HOMES OF TEXAS LP	12/29/2000	00146760000136	0014676	0000136
GEHAN HOMES LTD	1/1/1999	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 <sup>+</sup>
2025	\$266,464	\$60,000	\$326,464	\$289,892
2024	\$266,464	\$60,000	\$326,464	\$263,538
2023	\$292,482	\$60,000	\$352,482	\$239,580
2022	\$227,990	\$35,000	\$262,990	\$217,800
2021	\$213,886	\$35,000	\$248,886	\$198,000
2020	\$145,000	\$35,000	\$180,000	\$180,000

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

- 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.