



Image not found or type unknown

Address: [6745 BEAR HOLLOW CT](#)
City: WATAUGA
Georeference: 31787-11-8
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8649037487
Longitude: -97.2683349222
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 8

Jurisdictions:

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

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$308,048

Protest Deadline Date: 5/24/2024

Site Number: 07353480

Site Name: PARK VISTA ADDITION-11-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,840

Percent Complete: 100%

Land Sqft^{*}: 5,250

Land Acres^{*}: 0.1205

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:

ADHIKARI MADHAP

ADHIKARI KHINA M

Primary Owner Address:

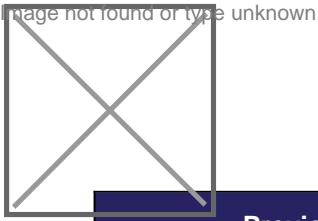
6745 BEAR HOLLOW LN
WATAUGA, TX 76137-4726

Deed Date: 5/24/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213134070](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
AYYOUB MAZEN B;AYYOUB SUHAD Z	11/1/2005	000000000000000	0000000	0000000
BALCH JONI M;BALCH TED W	10/17/2000	00145820000495	0014582	0000495
GEHAN HOMES LTD	1/1/1999	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 ⁺
2025	\$248,048	\$60,000	\$308,048	\$308,048
2024	\$248,048	\$60,000	\$308,048	\$299,233
2023	\$272,240	\$60,000	\$332,240	\$272,030
2022	\$212,300	\$35,000	\$247,300	\$247,300
2021	\$199,196	\$35,000	\$234,196	\$226,584
2020	\$180,887	\$35,000	\$215,887	\$205,985

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.