



**Address:** [6733 BEAR HOLLOW CT](#)  
**City:** WATAUGA  
**Georeference:** 31787-11-11  
**Subdivision:** PARK VISTA ADDITION  
**Neighborhood Code:** 3M010B

**Latitude:** 32.8644924067  
**Longitude:** -97.2683356939  
**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 11

**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:** OWNWELL INC (12140)

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

**Site Number:** 07353510

**Site Name:** PARK VISTA ADDITION-11-11

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,788

**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:**

SFR JV-2 2022-1 BORROWER LLC

**Primary Owner Address:**

15771 RED HILL AVE STE 100  
TUSTIN, CA 92780

**Deed Date:** 4/7/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222091373](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SFR JV-2 ACQUISITION LLC	7/6/2021	<a href="#">D221195379</a>		
ZEKA JULI;ZEKA MICHAEL	8/16/2016	<a href="#">D216187083</a>		
MILLER BRIAN	7/20/2016	<a href="#">D216196369</a>		
CARSON ANGEL;MILLER BRIAN	6/29/2016	<a href="#">D216142932</a>		
THE 6733 BEAR HOLLOW CT TRUST	12/10/2002	00163200000323	0016320	0000323
MILLER ANGEL CARSON;MILLER BRIAN	9/28/2000	00145640000289	0014564	0000289
BEAZER HOMES OF TEXAS LP	6/16/2000	00144030000003	0014403	0000003
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	\$169,726	\$60,000	\$229,726	\$229,726
2024	\$213,386	\$60,000	\$273,386	\$273,386
2023	\$251,589	\$60,000	\$311,589	\$311,589
2022	\$202,730	\$35,000	\$237,730	\$237,730
2021	\$196,020	\$35,000	\$231,020	\$231,020
2020	\$178,126	\$35,000	\$213,126	\$213,126

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.