



Address: [6701 BEAR HOLLOW CT](#)
City: WATAUGA
Georeference: 31787-11-19
Subdivision: PARK VISTA ADDITION
Neighborhood Code: 3M010B

Latitude: 32.8632870541
Longitude: -97.2683434467
TAD Map: 2066-432
MAPSCO: TAR-036Z



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 19

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 07353618

Site Name: PARK VISTA ADDITION-11-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,520

Percent Complete: 100%

Land Sqft^{*}: 5,775

Land Acres^{*}: 0.1325

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:

KHADIVI GOLNAR

Primary Owner Address:

6701 BEAR HOLLOW LN
FORT WORTH, TX 76137

Deed Date: 6/27/2016

Deed Volume:

Deed Page:

Instrument: [D216149220](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KENNEDY SHERI L	6/8/2016	D216149219		
KENNEDY RONNIE JR;KENNEDY S W	5/15/2002	00156970000410	0015697	0000410
POWELL BENNY R JR	4/30/2001	00148730000339	0014873	0000339
BEAZER HOMES OF TEXAS LP	3/14/2000	00142620000459	0014262	0000459
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	\$170,662	\$60,000	\$230,662	\$230,662
2024	\$170,662	\$60,000	\$230,662	\$229,900
2023	\$217,633	\$60,000	\$277,633	\$209,000
2022	\$155,000	\$35,000	\$190,000	\$190,000
2021	\$158,322	\$35,000	\$193,322	\$187,000
2020	\$135,000	\$35,000	\$170,000	\$170,000

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.