



Address: [7316 BEAR TR](#)
City: TARRANT COUNTY
Georeference: 27106G-2-13
Subdivision: MUSTANG POINTE
Neighborhood Code: 4B030T

Latitude: 32.5957623198
Longitude: -97.4971480637
TAD Map: 2000-336
MAPSCO: TAR-114B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MUSTANG POINTE Block 2 Lot 13

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 2010

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 41054008

Site Name: MUSTANG POINTE-2-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,134

Percent Complete: 100%

Land Sqft^{*}: 46,609

Land Acres^{*}: 1.0700

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

TATE KATELYNN L

TATE TYLER A

Primary Owner Address:

7316 BEAR TRL
FORT WORTH, TX 76126

Deed Date: 9/30/2019

Deed Volume:

Deed Page:

Instrument: [D219224179](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PIATT AMY M;PIATT CHRISTIAN	5/8/2018	D218098821		
HUDSON MARK A;HUDSON PAMELA A	2/14/2014	D214031507	0000000	0000000
WILLIAMS JERAMY;WILLIAMS KRISTEN	6/25/2010	D210163110	0000000	0000000
KADEN BUILDERS LP	8/4/2006	D206248130	0000000	0000000
MUSTANG POINTE PARTNERS LP	1/1/2006	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	\$464,446	\$85,000	\$549,446	\$549,446
2024	\$464,446	\$85,000	\$549,446	\$549,446
2023	\$512,535	\$85,000	\$597,535	\$511,500
2022	\$380,000	\$85,000	\$465,000	\$465,000
2021	\$380,000	\$85,000	\$465,000	\$456,644
2020	\$330,131	\$85,000	\$415,131	\$415,131

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.