



## LOCATION

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**Address:** [7617 PEAR TREE LN](#)  
**City:** FORT WORTH  
**Georeference:** 25580-14-12  
**Subdivision:** MEADOWS ADDITION, THE-FT WORTH  
**Neighborhood Code:** 4S001B

**Latitude:** 32.6312477299  
**Longitude:** -97.3901716368  
**TAD Map:** 2030-348  
**MAPSCO:** TAR-103K



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** MEADOWS ADDITION, THE-FT WORTH Block 14 Lot 12

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**Site Number:** 03114023  
**Site Name:** MEADOWS ADDITION, THE-FT WORTH-14-12  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,702  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 11,285  
**Land Acres<sup>\*</sup>:** 0.2590  
**Pool:** N

**State Code:** A

**Year Built:** 1983

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

<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

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**Current Owner:**

VEGA GERARDO  
VEGA ANABEL

**Primary Owner Address:**

7617 PEAR TREE LN  
FORT WORTH, TX 76133-7462

**Deed Date:** 2/27/2007  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D207082857](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HSBC MORTGAGE SERVICES INC	9/5/2006	<a href="#">D206283821</a>	0000000	0000000
SCRUGGS CAREN L	6/6/2005	<a href="#">D205165431</a>	0000000	0000000
HILL CHARLES L	12/6/1995	00226830000062	0022683	0000062
HILL BARBARA BURNS;HILL CHARLES	3/11/1991	00101980000365	0010198	0000365
LONG KENNEY RAY;LONG SANDRA K	3/11/1983	00074630002258	0007463	0002258
PUSTEJOVSKY HOMES INC	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$222,912	\$50,000	\$272,912	\$259,610
2023	\$220,238	\$50,000	\$270,238	\$236,009
2022	\$180,941	\$40,000	\$220,941	\$214,554
2021	\$161,696	\$40,000	\$201,696	\$195,049
2020	\$140,567	\$40,000	\$180,567	\$177,317

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.