

## LOCATION

---

**Address:** [7465 MEADOWCREST DR](#)  
**City:** FORT WORTH  
**Georeference:** 25510-1-17  
**Subdivision:** MEADOWBROOK ACRES ADDITION  
**Neighborhood Code:** 1B030E

**Latitude:** 32.7409324389  
**Longitude:** -97.195210635  
**TAD Map:** 2090-388  
**MAPSCO:** TAR-080H



Google Map or type unknown

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

## PROPERTY DATA

---

**Legal Description:** MEADOWBROOK ACRES  
ADDITION Block 1 Lot 17

**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:** 01682385  
**Site Name:** MEADOWBROOK ACRES ADDITION-1-17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,128  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,245  
**Land Acres<sup>\*</sup>:** 0.1663  
**Pool:** N

**State Code:** A

**Year Built:** 1963

**Personal Property Account:** N/A

**Agent:** None

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

+++ Rounded.

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

## OWNER INFORMATION

---

**Current Owner:**

PEREZ MARIO

**Primary Owner Address:**

7465 MEADOWCREST DR  
FORT WORTH, TX 76112

**Deed Date:** 4/29/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222124059](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	1/25/2022	<a href="#">D222024262</a>		
SPARKS MARIE	10/22/1996	00000000000000	0000000	0000000
SPARKS MARIE;SPARKS THEO EST	12/31/1900	00049050000605	0004905	0000605

## 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	\$200,069	\$35,000	\$235,069	\$235,069
2023	\$180,401	\$35,000	\$215,401	\$215,401
2022	\$122,220	\$35,000	\$157,220	\$103,088
2021	\$84,305	\$35,000	\$119,305	\$93,716
2020	\$77,707	\$35,000	\$112,707	\$85,196

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.