

LOCATION

Address: [7441 VAN NATTA LN](#)
City: FORT WORTH
Georeference: 25510-2-23
Subdivision: MEADOWBROOK ACRES ADDITION
Neighborhood Code: 1B030E

Latitude: 32.7401866821
Longitude: -97.1962876144
TAD Map: 2090-388
MAPSCO: TAR-080G



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 2 Lot 23

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: 01682717
Site Name: MEADOWBROOK ACRES ADDITION-2-23
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,197
Percent Complete: 100%
Land Sqft^{*}: 7,888
Land Acres^{*}: 0.1810
Pool: N

State Code: A

Year Built: 1966

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:
SAMANIEGO VERONICA CORTEZ
Primary Owner Address:
7441 VAN NATTA LN
FORT WORTH, TX 76112-5905

Deed Date: 3/6/2015
Deed Volume:
Deed Page:
Instrument: [D215058480](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SAMANIEGO BAUDELIO;SAMANIEGO VERONICA CORTEZ	9/19/1995	00121110002346	0012111	0002346
SAENZ THOMAS J	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$137,918	\$35,000	\$172,918	\$124,810
2023	\$125,486	\$35,000	\$160,486	\$113,464
2022	\$85,257	\$35,000	\$120,257	\$103,149
2021	\$58,772	\$35,000	\$93,772	\$93,772
2020	\$78,832	\$35,000	\$113,832	\$113,832

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.