



**Address:** [7609 OSBUN ST](#)  
**City:** FORT WORTH  
**Georeference:** 930-J-14  
**Subdivision:** ARLINGTON HEIGHTS WEST  
**Neighborhood Code:** 4W005B

**Latitude:** 32.6992804416  
**Longitude:** -97.4503725493  
**TAD Map:** 2012-372  
**MAPSCO:** TAR-087D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ARLINGTON HEIGHTS WEST  
Block J Lot 14

**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)

**State Code:** A

**Year Built:** 1951

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00071641

**Site Name:** ARLINGTON HEIGHTS WEST-J-14

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 741

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**Pool:** N

<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

**Current Owner:**

MENDEZ WENDY

**Primary Owner Address:**

7609 OSBUN ST  
FORT WORTH, TX 76116

**Deed Date:** 11/7/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223201792](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
QUEST TRUST COMPANY FBO EMMANUEL ABRAHAM IRA #3975711	6/9/2023	<a href="#">D223104189</a>		
HEB HOMES LLC	6/8/2023	<a href="#">D223102110</a>		
SEARS RANDALL K	5/18/1999	00138740000209	0013874	0000209
FOUTZ ANGELA BENNETT;FOUTZ LEE	12/15/1992	00109050002069	0010905	0002069
CUSTOM CRAFT BUILDERS	6/14/1989	00096270000694	0009627	0000694
HONEYCUTT MIKE	9/23/1985	00083550001353	0008355	0001353
WOOD GEORGE M	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	\$129,468	\$20,000	\$149,468	\$149,468
2024	\$129,468	\$20,000	\$149,468	\$149,468
2023	\$120,851	\$20,000	\$140,851	\$140,851
2022	\$94,765	\$20,000	\$114,765	\$114,765
2021	\$65,000	\$20,000	\$85,000	\$85,000
2020	\$67,051	\$17,949	\$85,000	\$85,000

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.