



**Address:** [7449 MEADOWCREST DR](#)  
**City:** FORT WORTH  
**Georeference:** 25510-1-13  
**Subdivision:** MEADOWBROOK ACRES ADDITION  
**Neighborhood Code:** 1B030E

**Latitude:** 32.7409409935  
**Longitude:** -97.1960410423  
**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 1 Lot 13

**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:** 1965

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$192,195

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

**Site Number:** 01682342

**Site Name:** MEADOWBROOK ACRES ADDITION-1-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,604

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,245

**Land Acres<sup>\*</sup>:** 0.1663

**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:**

AGUILAR MARTHA E

**Primary Owner Address:**

7449 MEADOW CREST DR  
FORT WORTH, TX 76112

**Deed Date:** 4/29/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216091638](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARBERENA DAVID L	12/5/2002	00162130000426	0016213	0000426
VAUGHT GARY W	11/1/1984	00080610000420	0008061	0000420
BILLY M COCKERHAM	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	\$157,195	\$35,000	\$192,195	\$143,655
2024	\$157,195	\$35,000	\$192,195	\$130,595
2023	\$142,399	\$35,000	\$177,399	\$118,723
2022	\$94,625	\$35,000	\$129,625	\$107,930
2021	\$63,118	\$35,000	\$98,118	\$98,118
2020	\$85,463	\$35,000	\$120,463	\$120,463

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.