



Address: [7461 MEADOWCREST DR](#)
City: FORT WORTH
Georeference: 25510-1-16
Subdivision: MEADOWBROOK ACRES ADDITION
Neighborhood Code: 1B030E

Latitude: 32.7409345084
Longitude: -97.195419221
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 16

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: 1963

Personal Property Account: N/A

Agent: RYAN LLC (00320R)

Protest Deadline Date: 5/24/2024

Site Number: 01682377

Site Name: MEADOWBROOK ACRES ADDITION-1-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,161

Percent Complete: 100%

Land Sqft^{*}: 7,245

Land Acres^{*}: 0.1663

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

VSP2 HOMES 3 LLC

Primary Owner Address:

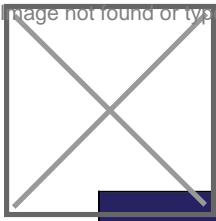
3495 PIEDMONT RD NE BLDG 11 STE 300
ATLANTA, GA 30305

Deed Date: 7/13/2022

Deed Volume: d

Deed Page:

Instrument: [D222190299](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOLLYVALE RENTAL HOLDINGS LLC	5/14/2021	D221140384		
CAPSTONE GROUP SERIES LLC	10/20/2014	D214234729		
KILGORE KAY	1/16/2004	D204017259	0000000	0000000
HICKS JIMMIE D	4/18/1985	00082100000610	0008210	0000610
CROCKER JOHNNIE	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	\$138,086	\$35,000	\$173,086	\$173,086
2024	\$153,137	\$35,000	\$188,137	\$188,137
2023	\$183,357	\$35,000	\$218,357	\$218,357
2022	\$124,063	\$35,000	\$159,063	\$159,063
2021	\$85,420	\$35,000	\$120,420	\$120,420
2020	\$78,735	\$35,000	\$113,735	\$113,735

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

There are no exemptions for this property

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.