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**Address:** [7453 VAN NATTA LN](#)  
**City:** FORT WORTH  
**Georeference:** 25510-2-20  
**Subdivision:** MEADOWBROOK ACRES ADDITION  
**Neighborhood Code:** 1B030E

**Latitude:** 32.7401729958  
**Longitude:** -97.1955398224  
**TAD Map:** 2090-388  
**MAPSCO:** TAR-080H



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

## PROPERTY DATA

**Legal Description:** MEADOWBROOK ACRES  
ADDITION Block 2 Lot 20

**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:** 01682687  
**Site Name:** MEADOWBROOK ACRES ADDITION-2-20  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,127  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,120  
**Land Acres<sup>\*</sup>:** 0.1864  
**Pool:** N

**State Code:** A  
**Year Built:** 1966  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$177,119  
**Protest Deadline Date:** 5/15/2025

<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:**  
GARCIA ALBERT E  
**Primary Owner Address:**  
7453 VAN NATTA LN  
FORT WORTH, TX 76112-5905

**Deed Date:** 12/31/1900  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 00000000000000

## 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	\$142,119	\$35,000	\$177,119	\$148,696
2024	\$142,119	\$35,000	\$177,119	\$135,178
2023	\$130,350	\$35,000	\$165,350	\$122,889
2022	\$91,847	\$35,000	\$126,847	\$111,717
2021	\$66,561	\$35,000	\$101,561	\$101,561
2020	\$89,281	\$35,000	\$124,281	\$105,811

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

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- 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.