

Tarrant Appraisal District

Property Information | PDF

Account Number: 01682962

Address: 7460 VAN NATTA LN

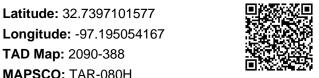
City: FORT WORTH
Georeference: 25510-3-16

Subdivision: MEADOWBROOK ACRES ADDITION

Neighborhood Code: 1B030E

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



PROPERTY DATA

Legal Description: MEADOWBROOK ACRES

ADDITION Block 3 Lot 16

Jurisdictions:

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

Site Number: 01682962

TARRANT REGIONAL WATER DISTRICT (223) Site Name: MEADOWBROOK ACRES ADDITION-3-16

TARRANT COUNTY HOSPITAL (224) Site Class: A1 - Residential - Single Family

TARRANT COUNTY COLLEGE (225) Parcels: 1

FORT WORTH ISD (905)

Approximate Size+++: 1,309

State Code: A Percent Complete: 100%
Year Built: 1965
Land Soft*: 7 866

Year Built: 1965

Personal Property Account: N/A

Land Sqft*: 7,866

Land Acres*: 0.1805

Agent: OWNWELL INC (12140) Pool: N
Protest Deadline Date: 5/24/2024

+++ Rounded.

OWNER INFORMATION

Current Owner:
RAMOS ROBERTO
MARQUEZ ROXANA
Primary Owner Address:
7460 VAN NATTA LN
FORT WORTH, TX 76112

Deed Date: 1/9/2022 **Deed Volume:**

Deed Page:

Instrument: D222009064

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



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------------|------------|----------------|-------------|-----------|
| HARRIS GEORGE | 3/28/2012 | D212086773 | 0000000 | 0000000 |
| US BANK NA | 1/3/2012 | D212022261 | 0000000 | 0000000 |
| LONGSHORE ASHLEY;LONGSHORE BRIAN | 3/16/2007 | D207097799 | 0000000 | 0000000 |
| PENNINGTON KIMBERLY KAY | 10/3/2000 | 00145570000348 | 0014557 | 0000348 |
| WALKER G L PENNINGTON; WALKER K K | 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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$101,126 | \$35,000 | \$136,126 | \$136,126 |
| 2024 | \$126,000 | \$35,000 | \$161,000 | \$161,000 |
| 2023 | \$132,201 | \$35,000 | \$167,201 | \$167,201 |
| 2022 | \$90,231 | \$35,000 | \$125,231 | \$125,231 |
| 2021 | \$62,598 | \$35,000 | \$97,598 | \$97,598 |
| 2020 | \$84,759 | \$35,000 | \$119,759 | \$119,759 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.