



**Address:** [7421 BEATY ST](#)  
**City:** FORT WORTH  
**Georeference:** 25510-3-31  
**Subdivision:** MEADOWBROOK ACRES ADDITION  
**Neighborhood Code:** 1B030E

**Latitude:** 32.7394149408  
**Longitude:** -97.1973952214  
**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 3 Lot 31

**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:** 1968

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

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

**Site Number:** 01683136

**Site Name:** MEADOWBROOK ACRES ADDITION-3-31

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,341

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,980

**Land Acres<sup>\*</sup>:** 0.1831

**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:**

WENDEL ANDREW JACOB  
WENDEL NATALIE JOY

**Primary Owner Address:**

5507 SUMMIT RIDGE TRL  
ARLINGTON, TX 76017

**Deed Date:** 10/30/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217256181](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SWINK BRIAN;SWINK DANIELLE	3/29/2007	<a href="#">D207115886</a>	0000000	0000000
CARTUS FINANCIAL CORP	3/28/2007	<a href="#">D207115885</a>	0000000	0000000
BURLESON BENJAMIN;BURLESON DEANNA	6/26/1997	00128220000267	0012822	0000267
SEC OF HUD	11/19/1996	00126350001118	0012635	0001118
PRINCIPAL RESIDENTIAL MTG INC	11/5/1996	00125780000975	0012578	0000975
AVERY LYNN D	7/23/1992	00107210001727	0010721	0001727
BOWMAN EULA MAE	6/22/1992	00107210001694	0010721	0001694
BOWMAN ARVIL E	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	\$145,354	\$35,000	\$180,354	\$180,354
2024	\$152,869	\$35,000	\$187,869	\$187,869
2023	\$187,000	\$35,000	\$222,000	\$222,000
2022	\$126,090	\$35,000	\$161,090	\$161,090
2021	\$85,000	\$35,000	\$120,000	\$120,000
2020	\$85,000	\$35,000	\$120,000	\$120,000

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

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.