



**Address:** [7404 BEATY ST](#)  
**City:** FORT WORTH  
**Georeference:** 25510-4-2  
**Subdivision:** MEADOWBROOK ACRES ADDITION  
**Neighborhood Code:** 1B030E

**Latitude:** 32.7389678216  
**Longitude:** -97.1982670934  
**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 4 Lot 2

**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:** None

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

**Notice Value:** \$202,826

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

**Site Number:** 01683209

**Site Name:** MEADOWBROOK ACRES ADDITION-4-2

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

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 1,536

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 8,239

**Land Acres** <sup>\*</sup>: 0.1891

**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:**

NUNEZ CRISelda  
GONZALES CHRISTOPHER JOEL

**Primary Owner Address:**

7404 BEATY ST  
FORT WORTH, TX 76112-5902

**Deed Date:** 4/14/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223066241](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NUNEZ CRISELDA	6/6/2013	<a href="#">D213148135</a>	0000000	0000000
KEETH KATHLEEN;KEETH PATRICK A	9/12/2012	<a href="#">D212224463</a>	0000000	0000000
KEETH GAREN ETAL II	7/31/2003	<a href="#">D203407365</a>	0000000	0000000
KEETH GAREN L SR	7/7/1994	00116690001098	0011669	0001098
TUCKER LANNIE GAY	12/31/1900	000000000000000	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	\$167,826	\$35,000	\$202,826	\$184,472
2024	\$167,826	\$35,000	\$202,826	\$167,702
2023	\$152,586	\$35,000	\$187,586	\$152,456
2022	\$103,596	\$35,000	\$138,596	\$138,596
2021	\$71,365	\$35,000	\$106,365	\$106,365
2020	\$94,012	\$35,000	\$129,012	\$129,012

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.