



**Address:** [7509 ARBOR DR](#)  
**City:** FORT WORTH  
**Georeference:** 25405-2-3  
**Subdivision:** MEADOW CREEK #1 ADDITION  
**Neighborhood Code:** 4S350C

**Latitude:** 32.6342423902  
**Longitude:** -97.3661658847  
**TAD Map:** 2036-348  
**MAPSCO:** TAR-104J



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** MEADOW CREEK #1 ADDITION  
Block 2 Lot 3

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A  
**Year Built:** 1983  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$230,442  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01703625  
**Site Name:** MEADOW CREEK #1 ADDITION-2-3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,554  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,543  
**Land Acres<sup>\*</sup>:** 0.1502  
**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:**  
FLORES GRISEL  
**Primary Owner Address:**  
7509 ARBOR DR  
FORT WORTH, TX 76123

**Deed Date:** 12/20/2010  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D211003468](#)

| Previous Owners                       | Date       | Instrument      | Deed Volume | Deed Page |
|---------------------------------------|------------|-----------------|-------------|-----------|
| BUSTOS AUGUST CARLOS                  | 4/6/2006   | 000000000000000 | 0000000     | 0000000   |
| BUSTOS CARLOS EST                     | 1/1/2003   | 000000000000000 | 0000000     | 0000000   |
| BUSTOS CARLOS;BUSTOS MARIA EST        | 12/20/1984 | 00080490000329  | 0008049     | 0000329   |
| JAMES A SAMMON;JAMES A SAMMON TR,ETAL | 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 | \$195,442          | \$35,000    | \$230,442    | \$230,442                    |
| 2024 | \$195,442          | \$35,000    | \$230,442    | \$224,154                    |
| 2023 | \$210,484          | \$35,000    | \$245,484    | \$203,776                    |
| 2022 | \$158,124          | \$35,000    | \$193,124    | \$185,251                    |
| 2021 | \$145,102          | \$35,000    | \$180,102    | \$168,410                    |
| 2020 | \$118,100          | \$35,000    | \$153,100    | \$153,100                    |

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.