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Tarrant Appraisal District  
Property Information | PDF  
**Account Number: 01707442**

**Address:** [7408 MEADOWBROOK DR](#)  
**City:** FORT WORTH  
**Georeference:** 25560-1-3  
**Subdivision:** MEADOWCREST ADDITION  
**Neighborhood Code:** 1B030B

**Latitude:** 32.7453701471  
**Longitude:** -97.1978114991  
**TAD Map:** 2090-392  
**MAPSCO:** TAR-080C



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

## PROPERTY DATA

**Legal Description:** MEADOWCREST ADDITION  
Block 1 Lot 3

**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:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01707442

**Site Name:** MEADOWCREST ADDITION-1-3

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 13,200

**Land Acres<sup>\*</sup>:** 0.3030

**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:**

PHILLIPS EQUITY LLC

**Primary Owner Address:**

7612 CUTLASS CT  
ARLINGTON, TX 76016

**Deed Date:** 5/26/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222140886](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YATES GROUP INC	10/10/2018	39771900		
E-Z MART STORES INC	5/31/2014	<a href="#">D214228061</a>		
JEY INVESTMENTS	8/23/1996	00126790000602	0012679	0000602
YATES FAELLEN;YATES JIM	6/2/1995	00119840000001	0011984	0000001
E-Z MART STORES INC	6/1/1995	00119830002292	0011983	0002292
METZGER DAIRIES INC	12/30/1983	00077040001737	0007704	0001737
CURL GEORGE G;CURL VIRGINIA	7/7/1982	00073200000430	0007320	0000430
METZER DAIRIES INC	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	\$0	\$24,240	\$24,240	\$24,240
2024	\$0	\$24,240	\$24,240	\$24,240
2023	\$0	\$24,240	\$24,240	\$24,240
2022	\$0	\$10,605	\$10,605	\$10,605
2021	\$0	\$10,605	\$10,605	\$10,605
2020	\$0	\$10,605	\$10,605	\$10,605

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.