



Address: [2712 FOREST CREEK DR](#)
City: FORT WORTH
Georeference: 25405-31-23
Subdivision: MEADOW CREEK #1 ADDITION
Neighborhood Code: 4S350C

Latitude: 32.6306162903
Longitude: -97.3614318005
TAD Map: 2042-348
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 31 Lot 23

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: 1989

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$220,000

Protest Deadline Date: 5/24/2024

Site Number: 05539161

Site Name: MEADOW CREEK #1 ADDITION-31-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,608

Percent Complete: 100%

Land Sqft^{*}: 6,112

Land Acres^{*}: 0.1403

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:

ARGUETA FLOWER ERMILA

Primary Owner Address:

2712 FOREST CREEK DR
FORT WORTH, TX 76123

Deed Date: 11/28/2012

Deed Volume:

Deed Page:

Instrument: 360-526129-12

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARGUETA-GARCIA FLOR ERMILA	6/21/2010	MAR LIC		
FLOTTE FLOR E	12/7/2007	D207454161	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	11/7/2006	D206368832	0000000	0000000
NGUYEN THAO VAN	12/10/2004	D204384695	0000000	0000000
TRAN JOHNNY;TRAN NANCY	8/27/1999	00140110000430	0014011	0000430
HATHAWAY BRIAN K;HATHAWAY JENNY K	10/5/1998	00134490000002	0013449	0000002
TRAN JOHNNY;TRAN NANCY	9/25/1998	00000000000000	0000000	0000000
SMITH LONNIE C;SMITH MARTHA F	10/6/1992	00108030000496	0010803	0000496
TIPSWORD;TIPSWORD CHRISTOPHER LEE	11/30/1990	00101120000809	0010112	0000809
CENTEX REAL ESTATE CORP	10/31/1987	00091160000932	0009116	0000932
FOX & JACOBS INC	5/22/1986	00085560001025	0008556	0001025
CAMBRIDGE-SPYGLASS MEADOWCRK	1/1/1984	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 ⁺
2025	\$175,000	\$35,000	\$210,000	\$210,000
2024	\$185,000	\$35,000	\$220,000	\$215,046
2023	\$223,558	\$35,000	\$258,558	\$195,496
2022	\$166,951	\$35,000	\$201,951	\$177,724
2021	\$152,814	\$35,000	\$187,814	\$161,567
2020	\$123,618	\$35,000	\$158,618	\$146,879

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.