

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 05539161

Address: 2712 FOREST CREEK DR

City: FORT WORTH

Georeference: 25405-31-23

Subdivision: MEADOW CREEK #1 ADDITION

Neighborhood Code: 4S350C

Googlet Mapd 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

Latitude: 32.6306162903

**TAD Map:** 2042-348 **MAPSCO:** TAR-104J

Longitude: -97.3614318005

Parcels: 1

Approximate Size+++: 1,608
Percent Complete: 100%

Land Sqft\*: 6,112 Land Acres\*: 0.1403

Pool: N

+++ Rounded.

### **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

08-23-2025 Page 1

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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**

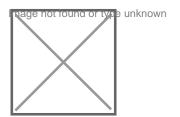
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

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.

08-23-2025 Page 2

<sup>+</sup> 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.

08-23-2025 Page 3