



**Address:** [8405 ORLEANS LN](#)  
**City:** FORT WORTH  
**Georeference:** 25413-9-13  
**Subdivision:** MEADOW CREEK SOUTH ADDITION  
**Neighborhood Code:** 4S350D

**Latitude:** 32.6200055774  
**Longitude:** -97.3641223096  
**TAD Map:** 2036-344  
**MAPSCO:** TAR-104N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MEADOW CREEK SOUTH  
ADDITION Block 9 Lot 13

**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:** 2002

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$317,406

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

**Site Number:** 07534736

**Site Name:** MEADOW CREEK SOUTH ADDITION-9-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,537

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,662

**Land Acres<sup>\*</sup>:** 0.1300

**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:**

PEREZ GERARDO M

PEREZ MARISELA

**Primary Owner Address:**

8405 ORLEANS LN  
FORT WORTH, TX 76123-1643

**Deed Date:** 9/4/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208370008](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FEDERAL HOME LOAN MTG CORP	5/6/2008	<a href="#">D208181052</a>	0000000	0000000
ROSENTHAL ALAN	11/1/2007	<a href="#">D207413367</a>	0000000	0000000
ROSEN STEVEN	12/20/2005	<a href="#">D205381151</a>	0000000	0000000
SECRETARY OF HUD	9/16/2005	<a href="#">D205291456</a>	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	9/6/2005	<a href="#">D205272186</a>	0000000	0000000
MELTON KYLE A	3/18/2002	00155550000048	0015555	0000048
PULTE HOME CORP OF TEXAS	1/1/1999	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	\$277,406	\$40,000	\$317,406	\$314,879
2024	\$277,406	\$40,000	\$317,406	\$286,254
2023	\$262,806	\$40,000	\$302,806	\$260,231
2022	\$229,000	\$40,000	\$269,000	\$236,574
2021	\$195,464	\$40,000	\$235,464	\$215,067
2020	\$171,203	\$40,000	\$211,203	\$195,515

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.