



**Address:** [7961 HIDDEN BROOK DR](#)  
**City:** FORT WORTH  
**Georeference:** 17899R-F-17  
**Subdivision:** HIDDEN MEADOWS ADDITION  
**Neighborhood Code:** 1B200M

**Latitude:** 32.7685559799  
**Longitude:** -97.181096792  
**TAD Map:** 2096-400  
**MAPSCO:** TAR-067S



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** HIDDEN MEADOWS ADDITION  
Block F Lot 17

**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:** A  
**Year Built:** 2003  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$426,962  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40153673  
**Site Name:** HIDDEN MEADOWS ADDITION-F-17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,337  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,712  
**Land Acres<sup>\*</sup>:** 0.2000  
**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:**  
GOOD ELIZABETH ANN  
**Primary Owner Address:**  
7961 HIDDEN BROOK DR  
FORT WORTH, TX 76120

**Deed Date:** 11/30/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** 142-21-243130

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOOD BILLIE B EST;GOOD ELIZABETH A	11/9/2017	<a href="#">D217261153</a>		
MOLINA MAURO	5/4/2009	<a href="#">D209162546</a>	0000000	0000000
BANK OF NEW YORK MELLON	5/3/2009	<a href="#">D209162545</a>	0000000	0000000
BANK OF NEW YORK TRUST CO	2/4/2009	<a href="#">D209031819</a>	0000000	0000000
NGARACHU EUNICE	8/1/2005	<a href="#">D205224573</a>	0000000	0000000
GRAUNITZ CORY A;GRAUNITZ R E WHEELER	3/18/2004	<a href="#">D204092226</a>	0000000	0000000
KB HOME LONE STAR LP	1/1/2002	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	\$376,962	\$50,000	\$426,962	\$416,563
2024	\$376,962	\$50,000	\$426,962	\$378,694
2023	\$332,233	\$50,000	\$382,233	\$344,267
2022	\$290,995	\$40,000	\$330,995	\$312,970
2021	\$272,545	\$40,000	\$312,545	\$284,518
2020	\$218,653	\$40,000	\$258,653	\$258,653

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.