

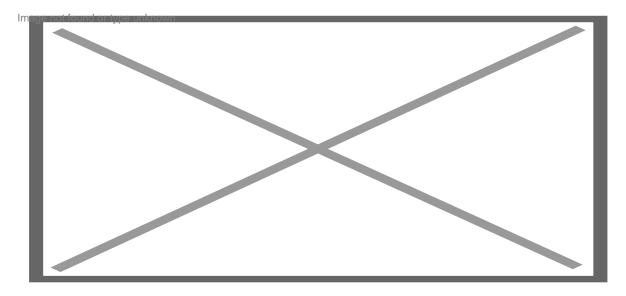
## Tarrant Appraisal District Property Information | PDF Account Number: 00769207

### Address: <u>7224 MEADOWBROOK DR</u> City: FORT WORTH Georeference: 10590-10-7 Subdivision: EAST GREEN HILL ADDITION

Neighborhood Code: 1B010B

Latitude: 32.7455169402 Longitude: -97.2028115815 TAD Map: 2090-392 MAPSCO: TAR-080C





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

### PROPERTY DATA

### Legal Description: EAST GREEN HILL ADDITION Block 10 Lot 7

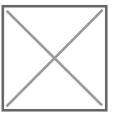
#### Jurisdictions:

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: 1957 Personal Property Account: N/A

Agent: None Protest Deadline Date: 5/15/2025 Site Number: 00769207 Site Name: EAST GREEN HILL ADDITION-10-7 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,667 Percent Complete: 100% Land Sqft<sup>\*</sup>: 10,000 Land Acres<sup>\*</sup>: 0.2295 Pool: N

+++ Rounded.

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



# Tarrant Appraisal District Property Information | PDF

### **OWNER INFORMATION**

### Current Owner:

MEADOWBROOK HOLDINGS 1 LLC

Primary Owner Address: 2260 13TH ST NE WASHINGTON, DC 20018 Deed Date: 4/15/2024 Deed Volume: Deed Page: Instrument: D224090940

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LANCIAULT JUSTIN;LANCIAULT SIXIN	10/19/2018	D218235691		
SIEWERT ISABEL;SIEWERT MICHAEL	7/24/2008	D208296232	000000	0000000
BANK OF AMERICA NA	2/5/2008	D208051941	000000	0000000
CLAUDIO EMILY;CLAUDIO FRANCISCO	12/22/2006	D207011596	000000	0000000
HOME & NOTE SOLUTIONS INC	11/1/2006	D206348435	000000	0000000
FANNIE MAE	2/7/2006	D206042838	000000	0000000
GREER DIONDREA;GREER GEOFFORY	11/19/1999	00141110000321	0014111	0000321
DICK ROBERT JR;DICK VANESSA	10/30/1990	00100860000027	0010086	0000027
EVANS H R	12/31/1900	000000000000000000000000000000000000000	000000	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	\$0	\$0	\$0	\$0
2024	\$264,757	\$50,000	\$314,757	\$314,757
2023	\$284,335	\$40,000	\$324,335	\$324,335
2022	\$200,536	\$35,000	\$235,536	\$235,536
2021	\$194,960	\$25,000	\$219,960	\$219,960
2020	\$179,702	\$25,000	\$204,702	\$204,702



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.