



Address: [3850 MEADOWBROOK DR](#)
City: FORT WORTH
Georeference: 1880-20-8-30
Subdivision: BEACON HILL ADDITION
Neighborhood Code: 1H040P

Latitude: 32.7431960512
Longitude: -97.2681537106
TAD Map: 2066-388
MAPSCO: TAR-078H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BEACON HILL ADDITION Block
20 Lot 8 8-9-N20'7 BLK 20

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: 1948
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$204,229
Protest Deadline Date: 5/24/2024

Site Number: 00127825
Site Name: BEACON HILL ADDITION-20-8-30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,346
Percent Complete: 100%
Land Sqft^{*}: 5,300
Land Acres^{*}: 0.1216
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:
CERVANTES ARACELI
Primary Owner Address:
3850 MEADOWBROOK DR
FORT WORTH, TX 76103-2641

Deed Date: 7/9/2024
Deed Volume:
Deed Page:
Instrument: [D224170084](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CERVANTES ARACELI;CERVANTES RICARDO	10/29/2004	D204344367	0000000	0000000
HIXLO LTD	5/4/2004	D204143391	0000000	0000000
HICKS MICHELLE;HICKS PENNY HALE	7/3/2001	00149920000386	0014992	0000386
FOLEY MARY EDNA	12/31/1900	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 ⁺
2025	\$188,329	\$15,900	\$204,229	\$149,684
2024	\$188,329	\$15,900	\$204,229	\$124,737
2023	\$167,044	\$15,900	\$182,944	\$113,397
2022	\$160,992	\$7,000	\$167,992	\$103,088
2021	\$105,145	\$7,000	\$112,145	\$93,716
2020	\$96,916	\$7,000	\$103,916	\$85,196

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.