



Address: [4000 MEADOWBROOK DR](#)
City: FORT WORTH
Georeference: 1880-23-A-10
Subdivision: BEACON HILL ADDITION
Neighborhood Code: 1H040P

Latitude: 32.7439692001
Longitude: -97.2656628298
TAD Map: 2072-388
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
23 Lot A

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: 1935

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 00128120

Site Name: BEACON HILL ADDITION-23-A-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,444

Percent Complete: 100%

Land Sqft^{*}: 8,606

Land Acres^{*}: 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:

VAZQUEZ DANIELA ITZEL GAYTAN

Primary Owner Address:

4000 MEADOWBROOK DR
FORT WORTH, TX 76103

Deed Date: 9/15/2023

Deed Volume:

Deed Page:

Instrument: [D223168203](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUNFLOWER DEVELOPMENTS LLC	1/17/2023	D223009043		
HOWARD ELIZABETH	7/15/1996	00124370000967	0012437	0000967
MARTINEZ ALBERTO	12/29/1995	00122160000215	0012216	0000215
PENDERGRASS THOMAS L	12/31/1900	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 ⁺
2025	\$254,123	\$25,818	\$279,941	\$279,941
2024	\$254,123	\$25,818	\$279,941	\$279,941
2023	\$96,642	\$26,892	\$123,534	\$102,249
2022	\$174,397	\$7,700	\$182,097	\$92,954
2021	\$116,347	\$7,700	\$124,047	\$84,504
2020	\$107,242	\$7,700	\$114,942	\$76,822

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.