



**Address:** [4008 MEADOWBROOK DR](#)  
**City:** FORT WORTH  
**Georeference:** 1880-23-B  
**Subdivision:** BEACON HILL ADDITION  
**Neighborhood Code:** 1H040P

**Latitude:** 32.7440293778  
**Longitude:** -97.2654174303  
**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 B

**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:** 1939  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00128139  
**Site Name:** BEACON HILL ADDITION-23-B  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,063  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,295  
**Land Acres<sup>\*</sup>:** 0.1675  
**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:**  
FARRIS MARY JANE RICE  
**Primary Owner Address:**  
505 CENTER POINT RD  
WEATHERFORD, TX 76087-9282

**Deed Date:** 6/5/1993  
**Deed Volume:** 0011137  
**Deed Page:** 0002360  
**Instrument:** 00111370002360

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FARRIS WEBBER JAN ETAL	6/4/1993	00111370002351	0011137	0002351
FARRIS MARY J;FARRIS WEBER C	12/31/1900	00046090000848	0004609	0000848



## VALUES

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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	\$165,637	\$21,885	\$187,522	\$187,522
2024	\$165,637	\$21,885	\$187,522	\$187,522
2023	\$147,430	\$22,449	\$169,879	\$169,879
2022	\$142,280	\$7,700	\$149,980	\$149,980
2021	\$94,443	\$7,700	\$102,143	\$102,143
2020	\$87,053	\$7,700	\$94,753	\$94,753

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

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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.