



**Address:** [4012 MEADOWBROOK DR](#)  
**City:** FORT WORTH  
**Georeference:** 1880-23-C-12  
**Subdivision:** BEACON HILL ADDITION  
**Neighborhood Code:** 1H040P

**Latitude:** 32.7440735967  
**Longitude:** -97.2652430906  
**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 C

**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:** 1945

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$236,069

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00128147

**Site Name:** BEACON HILL ADDITION Block 23 Lot C

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,556

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,987

**Land Acres<sup>\*</sup>:** 0.1833

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

TURNER DENNIS

TURNER CATHRYN O

**Primary Owner Address:**

4012 MEADOWBROOK DR  
FORT WORTH, TX 76103-2604

**Deed Date:** 11/2/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221322575](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TURNER DENNIS	1/1/2019	<a href="#">D207399478</a>		
BLACKWELL GARY;TURNER DENNIS	11/2/2007	<a href="#">D207399478</a>	0000000	0000000
FORBES-WALKER MYRTLE D	10/30/1996	00125740001967	0012574	0001967
MERRITT HADGIE SUE	9/13/1996	00125740001959	0012574	0001959
MERRITT HADGIE SUE ETAL	9/12/1996	00125740001954	0012574	0001954
MERRITT DORSEY T	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 <sup>+</sup>
2025	\$212,108	\$23,961	\$236,069	\$174,291
2024	\$212,108	\$23,961	\$236,069	\$158,446
2023	\$188,922	\$23,961	\$212,883	\$144,042
2022	\$182,370	\$7,700	\$190,070	\$130,947
2021	\$60,718	\$3,850	\$64,568	\$54,475
2020	\$55,967	\$3,851	\$59,818	\$49,523

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.