



Address: [4712 MEADOWBROOK DR](#)
City: FORT WORTH
Georeference: 6227-4-2A
Subdivision: CAMPBELL'S SUBDIVISION
Neighborhood Code: 1H030C

Latitude: 32.7454232892
Longitude: -97.2518897923
TAD Map: 2072-392
MAPSCO: TAR-079A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CAMPBELL'S SUBDIVISION
Block 4 Lot 2A

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: 1956

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$291,332

Protest Deadline Date: 5/24/2024

Site Number: 00409650

Site Name: CAMPBELL'S SUBDIVISION-4-2A

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,943

Percent Complete: 100%

Land Sqft^{*}: 20,705

Land Acres^{*}: 0.4753

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:

PHILLIPS VIRGINIA

Primary Owner Address:

4712 MEADOWBROOK DR
FORT WORTH, TX 76103-2744

Deed Date: 11/30/1993

Deed Volume: 0011368

Deed Page: 0000085

Instrument: 00113680000085

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHILLIPS VIRGINIA ANN ETAL	9/18/1992	001310400000076	0013104	0000076
MCLENDON LUCIE MCNALLY EST	1/15/1988	00091750001131	0009175	0001131
PHILLIPS ALLAN S	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	\$250,627	\$40,705	\$291,332	\$166,258
2024	\$250,627	\$40,705	\$291,332	\$151,144
2023	\$224,769	\$40,705	\$265,474	\$137,404
2022	\$214,610	\$12,000	\$226,610	\$124,913
2021	\$175,645	\$12,000	\$187,645	\$113,557
2020	\$161,899	\$12,000	\$173,899	\$103,234

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.