



Address: [4617 MEADOWBROOK DR](#)
City: FORT WORTH
Georeference: 11000-1-3
Subdivision: EDGEWOOD HEIGHTS ADDITION
Neighborhood Code: 1H030C

Latitude: 32.7461802608
Longitude: -97.253261715
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: EDGEWOOD HEIGHTS
ADDITION Block 1 Lot 3

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)

Site Number: 00813141
Site Name: EDGEWOOD HEIGHTS ADDITION-1-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,364
Percent Complete: 100%
Land Sqft^{*}: 22,999
Land Acres^{*}: 0.5280
Pool: N

State Code: A
Year Built: 1929
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$332,150
Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
CARPENTER KRISTIN
Primary Owner Address:
4617 MEADOWBROOK DR
FORT WORTH, TX 76103-2741

Deed Date: 9/28/2014
Deed Volume:
Deed Page:
Instrument: [D214225919](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARPENTER JIMMIE;CARPENTER KRISTIN	11/10/1997	00129920000102	0012992	0000102
JOHNS DAVID F	5/5/1994	00115680000778	0011568	0000778
JOHNS SARA B	7/27/1990	00100010002280	0010001	0002280
WARMINGTON CINDE;WARMINGTON MICHAEL	4/15/1986	00085170000372	0008517	0000372
DAVIS MERRICK JR	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	\$289,150	\$43,000	\$332,150	\$241,736
2024	\$289,150	\$43,000	\$332,150	\$219,760
2023	\$276,985	\$43,000	\$319,985	\$199,782
2022	\$247,055	\$25,000	\$272,055	\$181,620
2021	\$186,871	\$25,000	\$211,871	\$165,109
2020	\$147,534	\$25,000	\$172,534	\$150,099

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.