



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)

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

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

⁺⁺⁺ 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.