



Address: [4625 MEADOWBROOK DR](#)
City: FORT WORTH
Georeference: 11000-1-4A
Subdivision: EDGEWOOD HEIGHTS ADDITION
Neighborhood Code: 1H030C

Latitude: 32.7460825034
Longitude: -97.2529595064
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 4A

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: 1951

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$301,476

Protest Deadline Date: 5/24/2024

Site Number: 00813168

Site Name: EDGEWOOD HEIGHTS ADDITION-1-4A

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,166

Percent Complete: 100%

Land Sqft^{*}: 8,750

Land Acres^{*}: 0.2008

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:

CANEDY DEBORAH

Primary Owner Address:

4625 MEADOWBROOK DR
FORT WORTH, TX 76103-2741

Deed Date: 5/18/2001

Deed Volume: 0014907

Deed Page: 0000019

Instrument: 00149070000019

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARLESS DEBORAH S;HARLESS TAMARA K	12/30/1994	00118400000031	0011840	0000031
JOHNS DAVID JOHNS;JOHNS SARA B	2/15/1992	00118340002080	0011834	0002080
CROSS FLOYD KENNETH	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	\$275,226	\$26,250	\$301,476	\$247,182
2024	\$275,226	\$26,250	\$301,476	\$224,711
2023	\$263,370	\$26,250	\$289,620	\$204,283
2022	\$234,275	\$25,000	\$259,275	\$185,712
2021	\$163,749	\$25,000	\$188,749	\$168,829
2020	\$138,069	\$25,000	\$163,069	\$153,481

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.