



Address: [5450 CHARLOTT ST](#)
City: FORT WORTH
Georeference: 25530-21-12
Subdivision: MEADOWBROOK HILLS ADDITION
Neighborhood Code: 1H030C

Latitude: 32.7588527545
Longitude: -97.2374543018
TAD Map: 2078-396
MAPSCO: TAR-065Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MEADOWBROOK HILLS
ADDITION Block 21 Lot 12

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: 1973

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$338,003

Protest Deadline Date: 5/24/2024

Site Number: 01692135

Site Name: MEADOWBROOK HILLS ADDITION-21-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,802

Percent Complete: 100%

Land Sqft^{*}: 14,500

Land Acres^{*}: 0.3328

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:

PATTERSON SUSAN

Primary Owner Address:

5450 CHARLOTT ST
FORT WORTH, TX 76112

Deed Date: 6/4/2020

Deed Volume:

Deed Page:

Instrument: [D220128966](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAMONT LEE HAWTHORNE AND JAN HAWTHORNE REVOCABLE TRUST	8/17/2018	D218185074		
Unlisted	9/29/2005	D206083674	0000000	0000000
BRANNEN RILEY;BRANNEN VICKIE	3/11/2004	D204077753	0000000	0000000
BRANNEN RILEY J	12/31/1900	0000000000000000	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	\$303,503	\$34,500	\$338,003	\$338,003
2024	\$303,503	\$34,500	\$338,003	\$320,042
2023	\$300,194	\$34,500	\$334,694	\$290,947
2022	\$249,497	\$15,000	\$264,497	\$264,497
2021	\$227,209	\$15,000	\$242,209	\$242,209
2020	\$201,339	\$15,000	\$216,339	\$216,339

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.