



Address: [5251 MEADOWBROOK DR](#)
City: FORT WORTH
Georeference: 25540-1-1
Subdivision: MEADOWBROOK PK #2 ADDN-FT WRTH
Neighborhood Code: 1H030C

Latitude: 32.7459484379
Longitude: -97.2408233311
TAD Map: 2078-392
MAPSCO: TAR-079C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MEADOWBROOK PK #2 ADDN-FT WRTH Block 1 Lot 1

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: 1949

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01693832
Site Name: MEADOWBROOK PK #2 ADDN-FT WRTH-1-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,860
Percent Complete: 100%
Land Sqft^{*}: 11,040
Land Acres^{*}: 0.2534
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:
CANDREVA CHRISTOPHER
Primary Owner Address:
5251 MEADOWBROOK DR
FORT WORTH, TX 76112

Deed Date: 10/12/2022
Deed Volume:
Deed Page:
Instrument: [D222248129](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THOMAS EILEEN M;THOMAS WALKER	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	\$322,049	\$31,040	\$353,089	\$353,089
2024	\$322,049	\$31,040	\$353,089	\$353,089
2023	\$306,984	\$31,040	\$338,024	\$338,024
2022	\$205,970	\$25,000	\$230,970	\$159,795
2021	\$151,958	\$25,000	\$176,958	\$145,268
2020	\$128,951	\$25,000	\$153,951	\$132,062

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.