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Address: [3417 CLOVERMEADOW DR](#)
City: FORT WORTH
Georeference: 25405-10-1
Subdivision: MEADOW CREEK #1 ADDITION
Neighborhood Code: 4S350C

Latitude: 32.6318627906
Longitude: -97.36953171
TAD Map: 2036-348
MAPSCO: TAR-103M



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

PROPERTY DATA

Legal Description: MEADOW CREEK #1 ADDITION
Block 10 Lot 1

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CROWLEY ISD (912)

State Code: A

Year Built: 1983

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$255,371

Protest Deadline Date: 5/24/2024

Site Number: 01705644

Site Name: MEADOW CREEK #1 ADDITION-10-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,775

Percent Complete: 100%

Land Sqft^{*}: 6,656

Land Acres^{*}: 0.1528

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:

LANNING LINDA L

LANNING C L GRAHAM

Primary Owner Address:

3417 CLOVERMEADOW DR
FORT WORTH, TX 76123-1027

Deed Date: 3/31/1995

Deed Volume: 0011923

Deed Page: 0001072

Instrument: 00119230001072



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WINGATE C J WINGATE;WINGATE D A	10/29/1993	00113050000831	0011305	0000831
BRAY CHERYL A;BRAY TIMOTHY C	3/31/1987	00088960000162	0008896	0000162
FOX & JACOBS INC	11/29/1983	00076770000001	0007677	0000001
JAMES A SAMMONS;JAMES A SAMMONS TR,ETAL	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	\$220,371	\$35,000	\$255,371	\$212,688
2024	\$220,371	\$35,000	\$255,371	\$193,353
2023	\$238,368	\$35,000	\$273,368	\$175,775
2022	\$150,000	\$35,000	\$185,000	\$159,795
2021	\$140,893	\$35,000	\$175,893	\$145,268
2020	\$116,936	\$35,000	\$151,936	\$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.