

Tarrant Appraisal District
Property Information | PDF

Account Number: 01705806

Address: 3404 FOREST CREEK DR

City: FORT WORTH

Georeference: 25405-10-16

Subdivision: MEADOW CREEK #1 ADDITION

Neighborhood Code: 4S350C

Googlet Mapd or type unknown

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

PROPERTY DATA

Legal Description: MEADOW CREEK #1 ADDITION

Block 10 Lot 16

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: 1984

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 01705806

Site Name: MEADOW CREEK #1 ADDITION-10-16

Site Class: A1 - Residential - Single Family

Latitude: 32.6315536854

TAD Map: 2036-348 **MAPSCO:** TAR-103M

Longitude: -97.3689387156

Parcels: 1

Approximate Size+++: 1,809
Percent Complete: 100%

Land Sqft*: 8,555 Land Acres*: 0.1963

Pool: Y

+++ Rounded.

OWNER INFORMATION

Current Owner: MARQUEZ LUIS

MARQUEZ-GUERRERO EUNICE

Primary Owner Address:

3404 FOREST CREEK DR FORT WORTH, TX 76123 Deed Date: 3/22/2019

Deed Volume: Deed Page:

Instrument: D219057835

08-05-2025 Page 1

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SAVIOR REALTY, LLC	11/5/2018	D218247959		
BLAIR JACQUELYN R;BLAIR SAMUEL	9/27/2005	D205328085	0000000	0000000
DEUTSCHE BANK NATIONAL TR CO	10/5/2004	D204318081	0000000	0000000
MARX SUSANNA	11/25/2003	D203464747	0000000	0000000
VANDEVER GIA G;VANDEVER RICHARD	11/17/1995	00122340002124	0012234	0002124
VANDEVER GIA G;VANDEVER RICHARD	10/31/1995	00000000000000	0000000	0000000
MCNALLY JAMES P	12/22/1989	00098000001827	0009800	0001827
FEDERAL HOME LN MTG CORP	6/9/1989	00096240000034	0009624	0000034
MURPHY CHERIE L;MURPHY WAYNE E	4/2/1984	00077850001860	0007785	0001860
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. <u>Tarrant County Tax Office Account Information</u>.

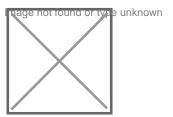
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$296,288	\$35,000	\$331,288	\$331,288
2024	\$296,288	\$35,000	\$331,288	\$331,288
2023	\$316,995	\$35,000	\$351,995	\$351,995
2022	\$235,771	\$35,000	\$270,771	\$270,771
2021	\$216,365	\$35,000	\$251,365	\$251,365
2020	\$169,216	\$35,000	\$204,216	\$204,216

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

08-05-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.



• 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.

08-05-2025 Page 3