



Address: [3412 FOREST CREEK DR](#)
City: FORT WORTH
Georeference: 25405-10-18
Subdivision: MEADOW CREEK #1 ADDITION
Neighborhood Code: 4S350C

Latitude: 32.6315450474
Longitude: -97.3693250652
TAD Map: 2036-348
MAPSCO: TAR-103M



Google Map 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 18

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
Notice Sent Date: 4/15/2025
Notice Value: \$224,635
Protest Deadline Date: 5/24/2024

Site Number: 01705822
Site Name: MEADOW CREEK #1 ADDITION-10-18
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,504
Percent Complete: 100%
Land Sqft^{*}: 8,080
Land Acres^{*}: 0.1854
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:
VILLARREAL JUAN
VILLARREAL ROSA E
Primary Owner Address:
3412 FOREST CREEK DR
FORT WORTH, TX 76123-1030

Deed Date: 8/29/2005
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D205259623](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAKE ROBERTA L	10/15/2002	00160710000318	0016071	0000318
WILLEY DAVID S;WILLEY THERESA	7/22/1992	00107270000465	0010727	0000465
WILLEY DAVID STEVEN	3/19/1984	00091030000505	0009103	0000505
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	\$189,635	\$35,000	\$224,635	\$213,723
2024	\$189,635	\$35,000	\$224,635	\$194,294
2023	\$204,424	\$35,000	\$239,424	\$176,631
2022	\$152,779	\$35,000	\$187,779	\$160,574
2021	\$139,910	\$35,000	\$174,910	\$145,976
2020	\$113,268	\$35,000	\$148,268	\$132,705

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.