



Address: [6716 MEADOWS WEST DR S](#)
City: FORT WORTH
Georeference: 25610-12-6
Subdivision: MEADOWS WEST ADDITION
Neighborhood Code: 4R020H

Latitude: 32.6764354091
Longitude: -97.4292352406
TAD Map: 2018-364
MAPSCO: TAR-088K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MEADOWS WEST ADDITION
Block 12 Lot 6

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: 1983

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$674,000

Protest Deadline Date: 5/24/2024

Site Number: 01745387

Site Name: MEADOWS WEST ADDITION-12-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,358

Percent Complete: 100%

Land Sqft^{*}: 13,750

Land Acres^{*}: 0.3156

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

IRVIN MICHAEL

IRVIN MARIANNE

Primary Owner Address:

6716 MEADOWS WEST DR S
FORT WORTH, TX 76132

Deed Date: 9/19/2014

Deed Volume:

Deed Page:

Instrument: [D214199887](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SYFAN FRANK JR	11/29/2011	D211290022	0000000	0000000
BEAVER OLIN;BEAVER SUE	12/8/1995	00121990001586	0012199	0001586
BANK UNITED OF TEXAS FSB	2/7/1995	00118790001209	0011879	0001209
PATT JERRY E;PATT KATHY	1/18/1984	00077200001581	0007720	0001581
MEADOWS WEST CORP	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	\$564,000	\$110,000	\$674,000	\$674,000
2024	\$564,000	\$110,000	\$674,000	\$663,281
2023	\$567,639	\$110,000	\$677,639	\$602,983
2022	\$461,826	\$90,000	\$551,826	\$548,166
2021	\$408,333	\$90,000	\$498,333	\$498,333
2020	\$444,188	\$90,000	\$534,188	\$534,188

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.