



Address: [4001 MEADOWBROOK DR](#)
City: FORT WORTH
Georeference: 40620-6-1
Subdivision: STRATFORD ADDITION
Neighborhood Code: 1H030C

Latitude: 32.7444433991
Longitude: -97.2658106553
TAD Map: 2072-392
MAPSCO: TAR-078H



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

PROPERTY DATA

Legal Description: STRATFORD ADDITION Block 6
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: 1940

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$294,374

Protest Deadline Date: 5/24/2024

Site Number: 02985438

Site Name: STRATFORD ADDITION-6-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,904

Percent Complete: 100%

Land Sqft^{*}: 7,000

Land Acres^{*}: 0.1606

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:

PHILLIP AND ALLISON TAYLOR LIVING TRUST

Primary Owner Address:

4001 MEADOWBROOK DR
FORT WORTH, TX 76103

Deed Date: 5/14/2018

Deed Volume:

Deed Page:

Instrument: [D218103058](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAYLOR ANNETTE;TAYLOR PHILLIP	8/29/1995	00120930000967	0012093	0000967
SEC OF HUD	4/6/1994	00117180000800	0011718	0000800
SIMMONS FIRST NATL BK/PINE BL	4/5/1994	00115200000425	0011520	0000425
MCDUFFIE CHRISTINE	10/2/1990	00100660001003	0010066	0001003
SECRETARY OF HUD	11/1/1989	00097530002210	0009753	0002210
COMMONWEALTH MORTGAGE CO	11/1/1988	00094290000832	0009429	0000832
SECRETARY OF HUD	2/3/1988	00092080001255	0009208	0001255
COMMONWEALTH MTG CO OF AMER	2/2/1988	00091860001039	0009186	0001039
RUSSELL SANDRA;RUSSELL TOMMY	10/3/1984	00079680000865	0007968	0000865
CAREY D. BUIE	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	\$273,374	\$21,000	\$294,374	\$233,386
2024	\$273,374	\$21,000	\$294,374	\$212,169
2023	\$255,946	\$21,000	\$276,946	\$192,881
2022	\$227,331	\$15,000	\$242,331	\$175,346
2021	\$158,000	\$15,000	\$173,000	\$159,405
2020	\$158,000	\$15,000	\$173,000	\$144,914

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)

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- HOMESTEAD DISABLED PERSON 11.13 (c)

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.