



Address: [3417 MEADOWBROOK DR](#)
City: FORT WORTH
Georeference: 41270-7-8-10
Subdivision: TANDY ADDITION
Neighborhood Code: 1H030C

Latitude: 32.7442859498
Longitude: -97.2755033529
TAD Map: 2066-392
MAPSCO: TAR-078G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TANDY ADDITION Block 7 Lot
E64'W70'8

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: 1966

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$216,618

Protest Deadline Date: 5/24/2024

Site Number: 03083152

Site Name: TANDY ADDITION-7-8-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,501

Percent Complete: 100%

Land Sqft^{*}: 12,906

Land Acres^{*}: 0.2962

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:

AGUILAR EDUARDO

Primary Owner Address:

3417 MEADOWBROOK DR
FORT WORTH, TX 76103-2519

Deed Date: 3/19/2020

Deed Volume:

Deed Page:

Instrument: 142-20-043501

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AGUILAR EDUARDO E;AGUILAR ESTELA EST	7/4/2003	00092600000099	0009260	0000099
AGUILAR EDUARDO;AGUILAR ESTELA	4/29/1988	00092600000099	0009260	0000099
MCAFEE MONNIE	4/1/1966	00041970000290	0004197	0000290
MC AFEE MONNIE	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	\$165,094	\$32,906	\$198,000	\$182,092
2024	\$183,712	\$32,906	\$216,618	\$165,538
2023	\$186,102	\$32,906	\$219,008	\$150,489
2022	\$143,366	\$7,000	\$150,366	\$136,808
2021	\$117,371	\$7,000	\$124,371	\$124,371
2020	\$157,231	\$7,000	\$164,231	\$121,495

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.