



Address: [3404 MEADOWBROOK DR](#)
City: FORT WORTH
Georeference: 41270-8-5-11
Subdivision: TANDY ADDITION
Neighborhood Code: 1H030C

Latitude: 32.7436864286
Longitude: -97.2760530798
TAD Map: 2066-388
MAPSCO: TAR-078G



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

PROPERTY DATA

Legal Description: TANDY ADDITION Block 8 Lot
E50'N136'5

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: 1926

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$188,969

Protest Deadline Date: 5/24/2024

Site Number: 03083284

Site Name: TANDY ADDITION-8-5-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,368

Percent Complete: 100%

Land Sqft^{*}: 7,127

Land Acres^{*}: 0.1636

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:

PEDROZA JUAN P

PEDROZA LOURDES

Primary Owner Address:

3404 MEADOWBROOK DR
FORT WORTH, TX 76103-2520

Deed Date: 7/22/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205219482](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CASA SANTA LP	6/7/2005	D205197263	0000000	0000000
YAZHARI PARVIZ	6/7/2005	D205176215	0000000	0000000
BROOKS BARBA;BROOKS ROBERT L JR	10/10/2000	00145630000146	0014563	0000146
METRO AFFORDABLE HOMES INC	6/21/2000	00144010000038	0014401	0000038
PUENTE ANDREW N	7/31/1997	00128590000076	0012859	0000076
SEC OF HUD	9/7/1996	00125090002103	0012509	0002103
MIDFIRST BANK	8/6/1996	00124770000226	0012477	0000226
KELLY MICHAEL JASON	10/5/1992	00107990000205	0010799	0000205
LUMPKIN ELLEN;LUMPKIN JAMES III	8/29/1986	00086720002059	0008672	0002059
CARSON PATRICIA RAE	2/22/1985	00080980001713	0008098	0001713
E H BROUGHER	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	\$167,588	\$21,381	\$188,969	\$116,554
2024	\$167,588	\$21,381	\$188,969	\$105,958
2023	\$167,926	\$21,381	\$189,307	\$96,325
2022	\$114,134	\$7,000	\$121,134	\$87,568
2021	\$100,771	\$7,000	\$107,771	\$79,607
2020	\$92,884	\$7,000	\$99,884	\$72,370

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

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- 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.