



**Address:** [3609 MEADOWBROOK DR](#)  
**City:** FORT WORTH  
**Georeference:** 41270-16-7-11  
**Subdivision:** TANDY ADDITION  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7443019024  
**Longitude:** -97.2721276255  
**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 16 Lot W1/2 7

**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:** 1927  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03084388  
**Site Name:** TANDY ADDITION-16-7-11  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,008  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,045  
**Land Acres<sup>\*</sup>:** 0.2076  
**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:**  
SILVA SANDRA  
**Primary Owner Address:**  
3116 E LANCASTER AVE  
FORT WORTH, TX 76103

**Deed Date:** 8/26/2004  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D204310493](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCMANUS DICKSIE	9/10/1984	00079460000873	0007946	0000873
SHOCKLER MARVIN	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 <sup>+</sup>
2025	\$150,039	\$27,135	\$177,174	\$177,174
2024	\$150,039	\$27,135	\$177,174	\$177,174
2023	\$150,426	\$27,135	\$177,561	\$177,561
2022	\$116,211	\$7,000	\$123,211	\$123,211
2021	\$73,000	\$7,000	\$80,000	\$80,000
2020	\$73,000	\$7,000	\$80,000	\$80,000

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

---

There are no exemptions for this property

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.