



**Address:** [3612 MEADOWBROOK DR](#)  
**City:** FORT WORTH  
**Georeference:** 41270-17-3  
**Subdivision:** TANDY ADDITION  
**Neighborhood Code:** M1F01A

**Latitude:** 32.7436217844  
**Longitude:** -97.2719143431  
**TAD Map:** 2066-388  
**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 17 Lot W35'3 E35'4 PORTION WITH EXEMPTION 50% OF TOTAL VALUE

**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:** B

**Year Built:** 1929

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$161,669

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03084477

**Site Name:** TANDY ADDITION-17-3-E1

**Site Class:** B - Residential - Multifamily

**Parcels:** 2

**Approximate Size<sup>+++</sup>:** 2,750

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,900

**Land Acres<sup>\*</sup>:** 0.2731

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

SMITH EDWARD E III

**Primary Owner Address:**

3612 MEADOWBROOK DR  
FORT WORTH, TX 76103

**Deed Date:** 8/16/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217254335](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH EDWARD E III	11/30/1998	00135520000428	0013552	0000428
KIMBRELL JAMES R;KIMBRELL MARY	5/16/1984	00078310000125	0007831	0000125
TRAVIS E EATON	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	\$145,719	\$15,950	\$161,669	\$74,260
2024	\$145,719	\$15,950	\$161,669	\$67,509
2023	\$151,762	\$15,950	\$167,712	\$61,372
2022	\$107,652	\$3,500	\$111,152	\$55,793
2021	\$91,512	\$3,500	\$95,012	\$50,721
2020	\$47,984	\$3,500	\$51,484	\$46,110

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.