



Address: [8424 MEADOWBROOK DR](#)
City: FORT WORTH
Georeference: A 276-1B05
Subdivision: CULVER, SIMEON C SURVEY
Neighborhood Code: 1B030N

Latitude: 32.7476345287
Longitude: -97.1672423562
TAD Map: 2102-392
MAPSCO: TAR-081C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CULVER, SIMEON C SURVEY
Abstract 276 Tract 1B5 & 1B5A

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: 1984

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 03808165

Site Name: CULVER, SIMEON C SURVEY-1B05-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 6,236

Percent Complete: 100%

Land Sqft^{*}: 234,352

Land Acres^{*}: 5.3800

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:

VANDALIA REVOCABLE TRUST

Primary Owner Address:

5500 PRESTON RD STE 250
DALLAS, TX 75205-2699

Deed Date: 2/3/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205039471](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRITZ JOHANNA M;FRITZ RODNEY R	10/24/1994	00117850001211	0011785	0001211
RAINS THEODORE M	12/24/1989	000000000000000	0000000	0000000
RAINS ANN M;RAINS THEODORE M	2/14/1989	00095210000571	0009521	0000571
MERABANK	1/3/1989	00095210000554	0009521	0000554
LEWELLYN JESS W	12/31/1900	000000000000000	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	\$718,726	\$296,998	\$1,015,724	\$1,015,724
2024	\$718,726	\$296,998	\$1,015,724	\$1,015,724
2023	\$576,071	\$296,998	\$873,069	\$873,069
2022	\$516,664	\$333,336	\$850,000	\$850,000
2021	\$487,014	\$325,826	\$812,840	\$812,840
2020	\$362,576	\$325,826	\$688,402	\$688,402

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.