



**Address:** [4811 MEADOWBROOK DR](#)  
**City:** FORT WORTH  
**Georeference:** 23000--BR  
**Subdivision:** KUYKENDALLS, W Q SUBDIVISION  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7459816831  
**Longitude:** -97.2493881024  
**TAD Map:** 2072-392  
**MAPSCO:** TAR-079B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** KUYKENDALLS, W Q  
SUBDIVISION Lot BR

**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:** 1951

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$288,463

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

**Site Number:** 04664930

**Site Name:** KUYKENDALLS, W Q SUBDIVISION-BR

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,099

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,100

**Land Acres<sup>\*</sup>:** 0.2089

**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:**

MANNING LENORA D

**Primary Owner Address:**

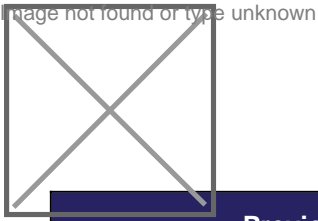
4811 MEADOWBROOK DR  
FORT WORTH, TX 76103-3418

**Deed Date:** 10/26/1996

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** 000000000000000



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANNING JESSE JR EST;MANNING LENORA	9/11/1995	00121040000570	0012104	0000570
BAINS C M	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 <sup>+</sup>
2025	\$261,163	\$27,300	\$288,463	\$188,637
2024	\$261,163	\$27,300	\$288,463	\$171,488
2023	\$249,365	\$27,300	\$276,665	\$155,898
2022	\$220,544	\$25,000	\$245,544	\$141,725
2021	\$153,184	\$25,000	\$178,184	\$128,841
2020	\$126,315	\$25,000	\$151,315	\$117,128

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.