

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 04849264

Latitude: 32.7442375551

**TAD Map:** 2096-392 MAPSCO: TAR-081E

Longitude: -97.184851506

Address: 2324 MEADOWBROOK GARDENS DR

City: FORT WORTH **Georeference:** 10610-9-14

Subdivision: EASTBROOK ADDITION

Neighborhood Code: APT-Meadowbrook

Geoglet Mapd or type unknown

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

### PROPERTY DATA

Legal Description: EASTBROOK ADDITION Block 9

Lot 14

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 80426441

**TARRANT COUNTY (220)** 

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) Site Class: APTIndMtr - Apartment-Individual Meter

TARRANT COUNTY COLLEGE (225) Parcels: 1

FORT WORTH ISD (905) Primary Building Name: DYLAN EAST FORT WORTH / 04849264

State Code: BC Primary Building Type: Multi-Family Year Built: 1982 Gross Building Area+++: 110,684 Personal Property Account: N/A Net Leasable Area+++: 99,874 Agent: CANTRELL MCCULLOCH INC (PQ754n)t Complete: 100%

Notice Sent Date: 4/15/2025 Land Sqft\*: 304,920 Notice Value: \$17,131,387 **Land Acres\***: 7.0000

Protest Deadline Date: 5/31/2024 Pool: Y

+++ Rounded.

#### OWNER INFORMATION

**Current Owner: Deed Date: 1/17/2025** 

THE CAMERON COUNTY HOUSING FINANCE CORPORATION Deed Volume: **Primary Owner Address: Deed Page:** 

1327 E WASHINGTON AVE PMB 110

HARLINGEN, TX 78550

Instrument: D225009083

08-17-2025 Page 1

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
THE DYLAN LEASEHOLD LLC	1/16/2025	D225009082		
2333 ESCALANTE AVE LLC	2/28/2022	D222056580		
RAVENWOOD PROP LLC	8/21/2018	D218186599		
NAPA VENTURES RAVENWOOD LLC	10/7/2016	D216238738		
RAVENWOOD-FORT WORTH LLC	8/26/2013	D213226023	0000000	0000000
HAPPY HABITATS LLC ETAL	11/8/2007	D206227094	0000000	0000000
HAPPY HABITATS LLC ETAL	7/21/2006	D206227094	0000000	0000000
SHOREWOOD MEADOWBROOK LTD	7/8/1999	00139040000401	0013904	0000401
WMFMT REAL EST LTD PRTNSHP	9/18/1996	00124620000535	0012462	0000535
WMFMT	8/6/1996	00124620000535	0012462	0000535
MEADOWBROOK GARDENS LTD	5/13/1982	00072920000624	0007292	0000624
MOORE MYERS & ASSOC	12/31/1900	00000000000000	0000000	0000000

## **VALUES**

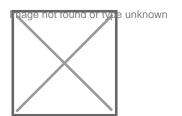
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$16,064,167	\$1,067,220	\$17,131,387	\$17,131,387
2024	\$11,722,780	\$1,067,220	\$12,790,000	\$12,790,000
2023	\$11,882,780	\$1,067,220	\$12,950,000	\$12,950,000
2022	\$11,882,780	\$1,067,220	\$12,950,000	\$12,950,000
2021	\$9,432,780	\$1,067,220	\$10,500,000	\$10,500,000
2020	\$9,157,780	\$1,067,220	\$10,225,000	\$10,225,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

08-17-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



# **EXEMPTIONS / SPECIAL APPRAISAL**

### • PUBLIC PROPERTY 11.11

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.

08-17-2025 Page 3