



**Address:** [3005 FOREST CREEK DR](#)  
**City:** FORT WORTH  
**Georeference:** 25405-12-13R  
**Subdivision:** MEADOW CREEK #1 ADDITION  
**Neighborhood Code:** 4S350C

**Latitude:** 32.6311852478  
**Longitude:** -97.3650760716  
**TAD Map:** 2036-348  
**MAPSCO:** TAR-104J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MEADOW CREEK #1 ADDITION  
Block 12 Lot 13R

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$190,168

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

**Site Number:** 05070880

**Site Name:** MEADOW CREEK #1 ADDITION-12-13R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,188

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,300

**Land Acres<sup>\*</sup>:** 0.0987

**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:**

PINILLOS-MINANO CARLOS B  
PINILLOS CARMEN

**Primary Owner Address:**

3005 FOREST CREEK DR  
FORT WORTH, TX 76123-1077

**Deed Date:** 2/14/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** 061624654

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MONTEVERDE CAMPOS CARMEN L;PINILLOS-MINANO CARLOS B	5/20/2014	<a href="#">D214105775</a>	0000000	0000000
NASH STACY B;NASH SUE W	9/11/2012	<a href="#">D212239544</a>	0000000	0000000
NASH STACY B;NASH SUE W	7/24/2002	00158710000191	0015871	0000191
LEHMAN JENNIFER LYNN	4/27/1998	00131960000534	0013196	0000534
PRITCHETT MARTIN;PRITCHETT TERESA	3/31/1987	00088960000132	0008896	0000132
FOX AND JACOBS INC	7/6/1984	00078810002131	0007881	0002131
CAMBRIDGE-SPYGLASS MDWCRK JV	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	\$163,918	\$26,250	\$190,168	\$178,767
2024	\$163,918	\$26,250	\$190,168	\$162,515
2023	\$176,761	\$26,250	\$203,011	\$147,741
2022	\$131,823	\$26,250	\$158,073	\$134,310
2021	\$102,521	\$26,250	\$128,771	\$122,100
2020	\$84,750	\$26,250	\$111,000	\$111,000

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

- 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.