



Address: [3425 COUNTRY CREEK LN](#)
City: FORT WORTH
Georeference: 25405-21-1
Subdivision: MEADOW CREEK #1 ADDITION
Neighborhood Code: 4S350C

Latitude: 32.6286282364
Longitude: -97.3696076051
TAD Map: 2036-348
MAPSCO: TAR-103M



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 21 Lot 1

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: 1992

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$318,910

Protest Deadline Date: 5/24/2024

Site Number: 05168309
Site Name: MEADOW CREEK #1 ADDITION-21-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,396
Percent Complete: 100%
Land Sqft^{*}: 7,937
Land Acres^{*}: 0.1822
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:

SANCHEZ MANUEL R
SANCHEZ JULIE M

Primary Owner Address:

3425 COUNTRY CREEK LN
FORT WORTH, TX 76123-1229

Deed Date: 12/31/1992
Deed Volume: 0010904
Deed Page: 0002136
Instrument: 00109040002136

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PULTE HOME CORP OF TEXAS	11/22/1991	00104630001722	0010463	0001722
DEPOSIT INS BRIDGE BANK	5/2/1989	00096210000056	0009621	0000056
J C NO 1 JOINT VENTURE	1/1/1987	00088190000525	0008819	0000525
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 ⁺
2025	\$283,910	\$35,000	\$318,910	\$317,215
2024	\$283,910	\$35,000	\$318,910	\$288,377
2023	\$272,812	\$35,000	\$307,812	\$262,161
2022	\$227,740	\$35,000	\$262,740	\$238,328
2021	\$208,118	\$35,000	\$243,118	\$216,662
2020	\$167,673	\$35,000	\$202,673	\$196,965

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.