



**Address:** [3417 COUNTRY CREEK LN](#)  
**City:** FORT WORTH  
**Georeference:** 25405-21-3  
**Subdivision:** MEADOW CREEK #1 ADDITION  
**Neighborhood Code:** 4S350C

**Latitude:** 32.6286521438  
**Longitude:** -97.3691959362  
**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 3

**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:** 1984

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$225,680

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

**Site Number:** 05168325

**Site Name:** MEADOW CREEK #1 ADDITION-21-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,508

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,193

**Land Acres<sup>\*</sup>:** 0.1651

**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:**

CROUCH JOYCE J

**Primary Owner Address:**

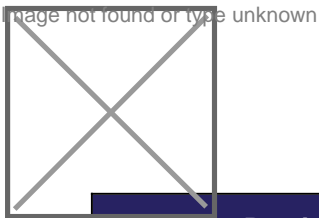
3417 COUNTRY CREEK LN  
FORT WORTH, TX 76123-1229

**Deed Date:** 8/16/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221244781](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CROUCH JOYCE J;CROUCH LARRY W	7/10/1995	00120300001700	0012030	0001700
SEC OF HUD	3/9/1995	00119200002304	0011920	0002304
COUNTRYWIDE FUNDING CORP	3/7/1995	00119060001009	0011906	0001009
MURRAY MICHAEL D	3/2/1990	00098950000010	0009895	0000010
GENERAL HOMES CORP	1/2/1987	00000000000000	0000000	0000000
GENERAL HOMES CORP	7/24/1984	00078980000318	0007898	0000318
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	\$190,680	\$35,000	\$225,680	\$215,020
2024	\$190,680	\$35,000	\$225,680	\$195,473
2023	\$205,503	\$35,000	\$240,503	\$177,703
2022	\$153,765	\$35,000	\$188,765	\$161,548
2021	\$140,878	\$35,000	\$175,878	\$146,862
2020	\$114,190	\$35,000	\$149,190	\$133,511

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)
- DISABLED VET 70 to 99 PCT 11.22

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.