



**Address:** [3312 FAIRMEADOWS LN](#)  
**City:** FORT WORTH  
**Georeference:** 25405-21-16  
**Subdivision:** MEADOW CREEK #1 ADDITION  
**Neighborhood Code:** 4S350C

**Latitude:** 32.6285454296  
**Longitude:** -97.3680335487  
**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 16

**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:** 1986  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 05168465  
**Site Name:** MEADOW CREEK #1 ADDITION-21-16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,568  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,513  
**Land Acres<sup>\*</sup>:** 0.1495  
**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:**  
VALDEZ MELONDA BOLANOZ  
VALDEZ CONSUELO BOLANOZ  
**Primary Owner Address:**  
3312 FAIRMEADOWS LN  
FORT WORTH, TX 76123

**Deed Date:** 12/6/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221363722](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VALDEZ CHARLIE;VALDEZ CONSULEO	6/9/2008	<a href="#">D208227953</a>	0000000	0000000
RODRIGUEZ NICOLAS B	10/19/2005	<a href="#">D205315928</a>	0000000	0000000
CLYNCH SCOTT BRYANT	12/3/1992	00109230000318	0010923	0000318
CLYNCH JERI CLYNCH;CLYNCH SCOTT	3/27/1992	00105880002325	0010588	0002325
SECRETARY OF HUD	8/5/1991	00103420000797	0010342	0000797
MCFARLIN KATHLEEN;MCFARLIN TERRY	4/7/1989	00095810000927	0009581	0000927
CASSIDY BRIAN;CASSIDY JOANNE	6/2/1987	00089990001184	0008999	0001184
GENERAL HOMES CORP	9/29/1986	00086990000745	0008699	0000745
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	\$199,675	\$35,000	\$234,675	\$234,675
2024	\$199,675	\$35,000	\$234,675	\$234,675
2023	\$215,132	\$35,000	\$250,132	\$250,132
2022	\$161,089	\$35,000	\$196,089	\$196,089
2021	\$147,619	\$35,000	\$182,619	\$182,619
2020	\$119,747	\$35,000	\$154,747	\$154,747

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

There are no exemptions for this property

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.