



Address: [3400 FAIRMEADOWS LN](#)
City: FORT WORTH
Georeference: 25405-21-18
Subdivision: MEADOW CREEK #1 ADDITION
Neighborhood Code: 4S350C

Latitude: 32.6284810474
Longitude: -97.3684082049
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 18

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

Notice Sent Date: 4/15/2025

Notice Value: \$212,127

Protest Deadline Date: 5/24/2024

Site Number: 05168481

Site Name: MEADOW CREEK #1 ADDITION-21-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,280

Percent Complete: 100%

Land Sqft^{*}: 6,748

Land Acres^{*}: 0.1549

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:

RANGEL MANNY
SANCHEZ MARIA RANGEL

Primary Owner Address:

3400 FAIR MEADOWS LN
FORT WORTH, TX 76123

Deed Date: 2/25/2019

Deed Volume:

Deed Page:

Instrument: [D219040762](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANCHEZ EFRAIN;SANCHEZ MARIA RANGEL	9/23/2013	D213258373	0000000	0000000
SANCHEZ EFRAIN	8/10/2006	D206251740	0000000	0000000
VESTAL WILLIAM E	10/30/1998	00135100000184	0013510	0000184
MOELLER DENNIS W;MOELLER JOYCE L	6/23/1994	00116420001249	0011642	0001249
RUSSELL MELBA E	8/27/1987	00090600000185	0009060	0000185
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 ⁺
2025	\$177,127	\$35,000	\$212,127	\$212,127
2024	\$177,127	\$35,000	\$212,127	\$207,178
2023	\$190,792	\$35,000	\$225,792	\$188,344
2022	\$143,033	\$35,000	\$178,033	\$171,222
2021	\$131,133	\$35,000	\$166,133	\$155,656
2020	\$106,505	\$35,000	\$141,505	\$141,505

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.