



Address: [3212 FAIRMEADOWS LN](#)
City: FORT WORTH
Georeference: 25405-22-29
Subdivision: MEADOW CREEK #1 ADDITION
Neighborhood Code: 4S350C

Latitude: 32.6286803217
Longitude: -97.3670303099
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 22 Lot 29

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: \$256,885

Protest Deadline Date: 5/24/2024

Site Number: 05168872

Site Name: MEADOW CREEK #1 ADDITION-22-29

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,713

Percent Complete: 100%

Land Sqft^{*}: 7,314

Land Acres^{*}: 0.1679

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:

SILVA JOSE A
SILVA ROSA

Primary Owner Address:

3212 FAIRMEADOWS LN
FORT WORTH, TX 76123

Deed Date: 12/31/2021

Deed Volume:

Deed Page:

Instrument: [D222001594](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SILVA JOSE A	6/28/2005	D205194729	0000000	0000000
DRAKE CHARITA EST;DRAKE EARNEST	7/21/1997	00128450000314	0012845	0000314
SEC OF HUD	10/2/1996	00126600000627	0012660	0000627
BOATMEN'S NATIONAL MTG INC	10/1/1996	00125440000237	0012544	0000237
DO THIET	2/4/1986	00084850000287	0008485	0000287
GENERAL HOMES CORP	5/17/1985	00081840002009	0008184	0002009
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	\$221,885	\$35,000	\$256,885	\$235,252
2024	\$221,885	\$35,000	\$256,885	\$213,865
2023	\$239,219	\$35,000	\$274,219	\$194,423
2022	\$178,600	\$35,000	\$213,600	\$176,748
2021	\$163,485	\$35,000	\$198,485	\$160,680
2020	\$132,213	\$35,000	\$167,213	\$146,073

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.