



Address: [3401 FAIRMEADOWS LN](#)
City: FORT WORTH
Georeference: 25405-23-7
Subdivision: MEADOW CREEK #1 ADDITION
Neighborhood Code: 4S350C

Latitude: 32.6280304921
Longitude: -97.3684017564
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 23 Lot 7

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: \$225,000

Protest Deadline Date: 5/24/2024

Site Number: 05168945

Site Name: MEADOW CREEK #1 ADDITION-23-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,568

Percent Complete: 100%

Land Sqft^{*}: 7,219

Land Acres^{*}: 0.1657

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:

KENNARD DELICIA
KENNARD GERALD

Primary Owner Address:

3401 FAIRMEADOWS LN
FORT WORTH, TX 76123-2203

Deed Date: 5/21/2001

Deed Volume: 0014906

Deed Page: 0000015

Instrument: 00149060000015

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WHITFIELD DON J;WHITFIELD LATECHIA R	5/27/1994	00116020001822	0011602	0001822
ADMINISTRATOR VETERAN AFFAIRS	12/8/1993	00113650001130	0011365	0001130
NATIONAL MORTGAGE CORP	12/7/1993	00113650001124	0011365	0001124
WESKOFFER KEVIN	9/29/1992	00107900000209	0010790	0000209
DAWSON EUGENE	9/1/1992	00107590001817	0010759	0001817
JONES OPAL L;JONES WALFORD L	7/22/1986	00086210001451	0008621	0001451
GENERAL HOMES CORP	1/8/1986	00084200001880	0008420	0001880
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	\$170,000	\$35,000	\$205,000	\$205,000
2024	\$190,000	\$35,000	\$225,000	\$204,905
2023	\$201,000	\$35,000	\$236,000	\$186,277
2022	\$161,089	\$35,000	\$196,089	\$169,343
2021	\$147,619	\$35,000	\$182,619	\$153,948
2020	\$119,747	\$35,000	\$154,747	\$139,953

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.