



Address: [3317 FAIRMEADOWS LN](#)
City: FORT WORTH
Georeference: 25405-23-8
Subdivision: MEADOW CREEK #1 ADDITION
Neighborhood Code: 4S350C

Latitude: 32.6280674864
Longitude: -97.3682003218
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 8

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: \$249,346

Protest Deadline Date: 5/24/2024

Site Number: 05168953

Site Name: MEADOW CREEK #1 ADDITION-23-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,520

Percent Complete: 100%

Land Sqft^{*}: 6,825

Land Acres^{*}: 0.1566

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

CABRERA CHRISTOPHER
CABRERA A

Primary Owner Address:

3317 FAIRMEADOWS LN
FORT WORTH, TX 76123-1212

Deed Date: 3/27/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213081466](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EHARDT JEREMY;EHARDT KRISTI	8/31/2005	D205276746	0000000	0000000
DAVIDSON E K;DAVIDSON VIRGINIA	1/26/1995	00118710000916	0011871	0000916
LEAVITT DOUG	4/29/1994	00115860001506	0011586	0001506
HEINLEY NANCY M	6/17/1986	00085830001540	0008583	0001540
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	\$214,346	\$35,000	\$249,346	\$242,987
2024	\$214,346	\$35,000	\$249,346	\$220,897
2023	\$209,465	\$35,000	\$244,465	\$182,634
2022	\$156,565	\$35,000	\$191,565	\$166,031
2021	\$143,372	\$35,000	\$178,372	\$150,937
2020	\$116,085	\$35,000	\$151,085	\$137,215

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.