



**Address:** [3109 FAIRMEADOWS LN](#)  
**City:** FORT WORTH  
**Georeference:** 25405-24-4  
**Subdivision:** MEADOW CREEK #1 ADDITION  
**Neighborhood Code:** 4S350C

**Latitude:** 32.6282427118  
**Longitude:** -97.3663410976  
**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 24 Lot 4

**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

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05169054

**Site Name:** MEADOW CREEK #1 ADDITION-24-4

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,568

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,595

**Land Acres<sup>\*</sup>:** 0.1514

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

SALINAS EDGAR GARCIA

**Primary Owner Address:**

3109 FAIRMEADOWS LN  
FORT WORTH, TX 76123-1205

**Deed Date:** 11/6/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212275468](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TIDD STEPHEN	7/31/2003	<a href="#">D203288236</a>	0017035	0000046
PRADHAN SUNITA;PRADHAN UMESH	2/11/1994	00114500002378	0011450	0002378
CRAVEN DARRELL G	5/29/1986	00085610001870	0008561	0001870
GENERAL HOMES	11/6/1985	00083610001788	0008361	0001788
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	\$198,052	\$35,000	\$233,052	\$233,052
2024	\$198,052	\$35,000	\$233,052	\$233,052
2023	\$213,396	\$35,000	\$248,396	\$248,396
2022	\$159,801	\$35,000	\$194,801	\$194,801
2021	\$146,447	\$35,000	\$181,447	\$181,447
2020	\$118,805	\$35,000	\$153,805	\$153,805

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.