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Address: [2721 CLOVERMEADOW DR](#)
City: FORT WORTH
Georeference: 25405-31-4
Subdivision: MEADOW CREEK #1 ADDITION
Neighborhood Code: 4S350C

Latitude: 32.6310050394
Longitude: -97.3616856145
TAD Map: 2042-348
MAPSCO: TAR-104J



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: MEADOW CREEK #1 ADDITION
Block 31 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: 1993

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$292,965

Protest Deadline Date: 5/24/2024

Site Number: 05538866

Site Name: MEADOW CREEK #1 ADDITION-31-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,849

Percent Complete: 100%

Land Sqft^{*}: 5,860

Land Acres^{*}: 0.1345

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:

FRANKLIN DONALD S
FRANKLIN SHIRLEY A

Primary Owner Address:

2721 CLOVERMEADOW DR
FORT WORTH, TX 76123-2107

Deed Date: 8/23/1996

Deed Volume: 0012494

Deed Page: 0002033

Instrument: 00124940002033

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS J J JR	8/20/1993	00112130002254	0011213	0002254
CENTEX REAL ESTATE CORP	10/31/1987	00091160000932	0009116	0000932
FOX AND JACOBS INC	11/18/1986	00087550000547	0008755	0000547
CAMBRIDGE-SPYGLASS MEADOWCRK	1/1/1984	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	\$257,965	\$35,000	\$292,965	\$268,972
2024	\$257,965	\$35,000	\$292,965	\$244,520
2023	\$278,104	\$35,000	\$313,104	\$222,291
2022	\$207,055	\$35,000	\$242,055	\$202,083
2021	\$189,271	\$35,000	\$224,271	\$183,712
2020	\$152,625	\$35,000	\$187,625	\$167,011

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.