



Address: [2545 CLOVERMEADOW DR](#)
City: FORT WORTH
Georeference: 25405-32-3
Subdivision: MEADOW CREEK #1 ADDITION
Neighborhood Code: 4S350C

Latitude: 32.6304719822
Longitude: -97.3592199805
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 32 Lot 3

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: 1989

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 05539285

Site Name: MEADOW CREEK #1 ADDITION-32-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,648

Percent Complete: 100%

Land Sqft^{*}: 7,543

Land Acres^{*}: 0.1731

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:

TRICON SFR 2020-2 BORROWER LLC

Primary Owner Address:

15771 RED HILL AVE
TUSTIN, CA 92780-7303

Deed Date: 11/11/2020

Deed Volume:

Deed Page:

Instrument: [D220302920](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH 2016-1 BORROWER LLC	10/25/2016	D216251785		
TAH HOLDING LP	4/15/2015	D215078548		
BLTREJV3 DALLAS LLC	9/13/2013	D213244603	0000000	0000000
BLTREJV3 DALLAS LLC	6/9/2013	D213199073	0000000	0000000
GAMBOA ISRAEL	8/12/2003	D203303016	0017076	0000306
MUNOZ NANCY	3/30/2002	D203251179	0016919	0000069
HAYNES THOMAS REID	5/25/1995	00119880000583	0011988	0000583
HOHNSTEIN E ANA	4/22/1992	00000000000000	0000000	0000000
AGUIRRE E ANA	6/7/1991	00102850000759	0010285	0000759
CORNER JAMES M;CORNER SHOASHANNA M	3/31/1989	00095570001015	0009557	0001015
CENTEX REAL ESTATE CORP	10/31/1987	00091160000932	0009116	0000932
FOX & JACOBS INC	5/22/1986	00085560001025	0008556	0001025
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	\$142,677	\$35,000	\$177,677	\$177,677
2024	\$177,000	\$35,000	\$212,000	\$212,000
2023	\$217,683	\$35,000	\$252,683	\$252,683
2022	\$168,015	\$35,000	\$203,015	\$203,015
2021	\$154,684	\$35,000	\$189,684	\$189,684
2020	\$119,540	\$35,000	\$154,540	\$154,540

Pending indicates that the property record has not yet been completed for the indicated tax year.

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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.