



Address: [6545 MEADOWLARK LN E](#)
City: WATAUGA
Georeference: 40673-12-5
Subdivision: SUMMER HILLS ADDITION
Neighborhood Code: 3M010A

Latitude: 32.8784681145
Longitude: -97.2427957375
TAD Map: 2078-440
MAPSCO: TAR-037P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUMMER HILLS ADDITION
Block 12 Lot 5

Jurisdictions:

CITY OF WATAUGA (031)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDEVILLE ISD (902)

State Code: A

Year Built: 1986

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$281,317

Protest Deadline Date: 5/24/2024

Site Number: 05766109

Site Name: SUMMER HILLS ADDITION-12-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,361

Percent Complete: 100%

Land Sqft^{*}: 9,528

Land Acres^{*}: 0.2187

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:

JAKUBIK STEPHEN W
JAKUBIK MEGAN

Primary Owner Address:

6545 MEADOWLARK LN E
WATAUGA, TX 76148-1735

Deed Date: 2/9/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207052492](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|------------|----------------------------|-------------|-----------|
| SECRETARY OF HUD | 10/30/2006 | D206347065 | 0000000 | 0000000 |
| COLONIAL SAVINGS FA | 9/5/2006 | D206282681 | 0000000 | 0000000 |
| MILLER PATRICIA;MILLER THOMAS | 8/1/1986 | 00086350000781 | 0008635 | 0000781 |
| GEMCRAFT HOMES INC | 4/28/1986 | 00085280001712 | 0008528 | 0001712 |
| HTI SUMMER HILLS DEV CORP | 4/4/1986 | 00085080001263 | 0008508 | 0001263 |
| O T X INC | 1/1/1985 | 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 | \$195,000 | \$50,000 | \$245,000 | \$245,000 |
| 2024 | \$231,317 | \$50,000 | \$281,317 | \$224,476 |
| 2023 | \$226,227 | \$50,000 | \$276,227 | \$204,069 |
| 2022 | \$196,747 | \$30,000 | \$226,747 | \$185,517 |
| 2021 | \$175,783 | \$30,000 | \$205,783 | \$168,652 |
| 2020 | \$153,812 | \$30,000 | \$183,812 | \$153,320 |

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.