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**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



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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)
- BIRDVILLE 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<sup>+++</sup>:** 1,361

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,528

**Land Acres<sup>\*</sup>:** 0.2187

**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:**

JAKUBIK STEPHEN W  
JAKUBIK MEGAN

**Primary Owner Address:**

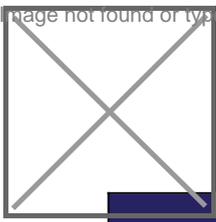
6545 MEADOWLARK LN E  
WATAUGA, TX 76148-1735

**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	<a href="#">D206347065</a>	0000000	0000000
COLONIAL SAVINGS FA	9/5/2006	<a href="#">D206282681</a>	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.