



Address: [3104 SUNNY MEADOW CT](#)
City: DALWORTHINGTON GARDENS
Georeference: 40793--7
Subdivision: SUNNY MEADOWS ADDITION-DG
Neighborhood Code: 1L080I

Latitude: 32.696597088
Longitude: -97.1572969953
TAD Map: 2102-372
MAPSCO: TAR-095D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUNNY MEADOWS ADDITION-DG Lot 7

Jurisdictions:

DALWORTHINGTON GARDENS (007)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1990

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$685,376

Protest Deadline Date: 5/24/2024

Site Number: 05838878

Site Name: SUNNY MEADOWS ADDITION-DG-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,109

Percent Complete: 100%

Land Sqft^{*}: 22,607

Land Acres^{*}: 0.5190

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

LEAKE SCOTT R
LEAKE SUSAN E

Primary Owner Address:

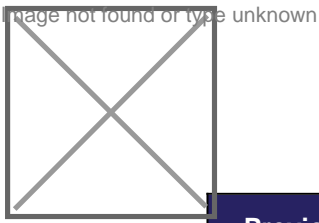
3104 SUNNY MEADOW CT
ARLINGTON, TX 76016-5948

Deed Date: 8/1/1990

Deed Volume: 0009999

Deed Page: 0002281

Instrument: 00099990002281



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BETTS DEXTER	7/31/1990	00099990002279	0009999	0002279
MOSELEY KERRY E	11/19/1986	00087560000941	0008756	0000941
CRAIN SUSAN ETAL	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	\$597,146	\$88,230	\$685,376	\$567,475
2024	\$597,146	\$88,230	\$685,376	\$515,886
2023	\$491,476	\$88,230	\$579,706	\$468,987
2022	\$455,354	\$77,850	\$533,204	\$426,352
2021	\$309,743	\$77,850	\$387,593	\$387,593
2020	\$299,848	\$77,850	\$377,698	\$377,698

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.