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**Address:** [1405 MEADOWOOD VILLAGE DR](#)  
**City:** FORT WORTH  
**Georeference:** 25577C---09  
**Subdivision:** MEADOWOOD VILLAGE ADDITION  
**Neighborhood Code:** A1N010P

**Latitude:** 32.7588540873  
**Longitude:** -97.1624346839  
**TAD Map:** 2102-396  
**MAPSCO:** TAR-067Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MEADOWOOD VILLAGE ADDITION Block A Lot 104 & .01019072 OF COMMON AREA

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05932009

**Site Name:** MEADOWOOD VILLAGE ADDITION-A-104

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 576

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 0

**Land Acres<sup>\*</sup>:** 0.0000

**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:**

SAUCIER CHEVY

**Primary Owner Address:**

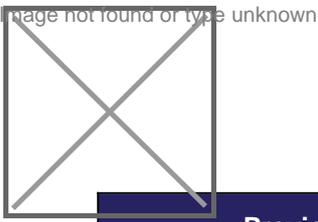
809 WHEELWOOD DR  
HURST, TX 76053

**Deed Date:** 4/15/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222098451](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
EFFENDI JENNIFER;HENNING JEAN	12/19/2021	<a href="#">D221378452</a>		
PHELPS CHERYL D	4/13/2006	<a href="#">D206111830</a>	0000000	0000000
HOUSEMAN PROPERTIES INC	12/31/1991	00104980001998	0010498	0001998
HOUSEMAN PROP INC & LMH RELTY	12/5/1986	00087710002102	0008771	0002102
MEADOWOOD JV	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 <sup>+</sup>
2025	\$86,079	\$30,000	\$116,079	\$116,079
2024	\$105,511	\$30,000	\$135,511	\$135,511
2023	\$102,961	\$20,000	\$122,961	\$122,961
2022	\$80,688	\$13,000	\$93,688	\$93,688
2021	\$74,041	\$13,000	\$87,041	\$69,793
2020	\$58,158	\$13,000	\$71,158	\$63,448

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

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.