



**Address:** [3108 MISTY VALLEY DR](#)  
**City:** FORT WORTH  
**Georeference:** 25405-24-22  
**Subdivision:** MEADOW CREEK #1 ADDITION  
**Neighborhood Code:** 4S350C

**Latitude:** 32.6279387447  
**Longitude:** -97.3661733468  
**TAD Map:** 2036-348  
**MAPSCO:** TAR-104J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MEADOW CREEK #1 ADDITION  
Block 24 Lot 22

**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:** 1993

**Personal Property Account:** N/A

**Agent:** ROBERT OLA COMPANY LLC dba OLA TAX (0955) N

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$286,000

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

**Site Number:** 06159524

**Site Name:** MEADOW CREEK #1 ADDITION-24-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,362

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,100

**Land Acres<sup>\*</sup>:** 0.1400

<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:**

BEARD ASHLEY  
BEARD ERIC

**Primary Owner Address:**

3108 MISTY VALLEY DR  
FORT WORTH, TX 76123-2002

**Deed Date:** 8/1/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208306080](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN THERESA THOM	3/7/2002	<a href="#">D208306079</a>	0000000	0000000
LA DAI HUU	6/26/2001	00149830000088	0014983	0000088
SMITH FREDERICK E;SMITH LARA	2/28/1994	00114700001834	0011470	0001834
CENTEX REAL ESTATE CORP	4/14/1993	00110180000988	0011018	0000988
CAMBRIDGE COMPANIES INC	1/1/1987	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	\$223,422	\$35,000	\$258,422	\$258,422
2024	\$251,000	\$35,000	\$286,000	\$267,361
2023	\$261,000	\$35,000	\$296,000	\$243,055
2022	\$185,959	\$35,000	\$220,959	\$220,959
2021	\$185,959	\$35,000	\$220,959	\$206,064
2020	\$152,331	\$35,000	\$187,331	\$187,331

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.