



Address: [3212 KATHY LN](#)
City: FORT WORTH
Georeference: 25405-46-28
Subdivision: MEADOW CREEK #1 ADDITION
Neighborhood Code: 4S350B

Latitude: 32.624260704
Longitude: -97.3645705527
TAD Map: 2036-348
MAPSCO: TAR-104N



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 46 Lot 28

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: 1990
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 06280617
Site Name: MEADOW CREEK #1 ADDITION-46-28
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,719
Percent Complete: 100%
Land Sqft^{*}: 6,429
Land Acres^{*}: 0.1475
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:
HARRIS TAVIDA A
Primary Owner Address:
3212 KATHY LN
FORT WORTH, TX 76123

Deed Date: 10/9/2021
Deed Volume:
Deed Page:
Instrument: [D221296163](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARRIS TAVIDA A;WILLIE MAJOR	6/22/2020	D221127557		
HARRIS TAVIDA A;WILLIE MAJOR;WILLIE TERESA H	6/10/2020	D220134826		
WILLIE MAJOR;WILLIE TERESA H	1/21/1993	00109270001282	0010927	0001282
PARK DIANNA O;PARK JAMES R	2/28/1990	00098580000639	0009858	0000639
PULTE HOME CORP	12/8/1989	00097830000743	0009783	0000743
REDWOOD PROPERTIES INC	1/1/1988	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	\$147,939	\$40,000	\$187,939	\$187,939
2024	\$168,821	\$40,000	\$208,821	\$208,821
2023	\$203,652	\$40,000	\$243,652	\$229,271
2022	\$168,428	\$40,000	\$208,428	\$208,428
2021	\$140,878	\$40,000	\$180,878	\$174,888
2020	\$127,007	\$40,000	\$167,007	\$158,989

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.