



Address: [14417 MEADOWLAND CIR](#)
City: TARRANT COUNTY
Georeference: 25571-1-43
Subdivision: MEADOWLANDS SUBDIVISION
Neighborhood Code: 2N300S

Latitude: 32.9929743423
Longitude: -97.4566405745
TAD Map: 2012-480
MAPSCO: TAR-003G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MEADOWLANDS SUBDIVISION
Block 1 Lot 43

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 1998

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$487,572

Protest Deadline Date: 5/24/2024

Site Number: 07032080

Site Name: MEADOWLANDS SUBDIVISION-1-43

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,551

Percent Complete: 100%

Land Sqft^{*}: 65,340

Land Acres^{*}: 1.5000

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:

CERVANTEZ DAYLON
CERVANTEZ DIANA

Primary Owner Address:

14417 MEADOWLAND CIR
NEWARK, TX 76071

Deed Date: 3/8/2024

Deed Volume:

Deed Page:

Instrument: [D224040430](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROSS WILLIAM G LIVING TRUST DATED SEPTEMBER 7 2004	2/25/2019	D219037991		
CONRAD AMANDA	1/28/2019	D219021786		
CONRAD AMANDA M;CONRAD JOSEPH	2/3/2017	D217027106		
MORENO JAMIE	1/12/2007	D207020961	0000000	0000000
AUSMAN JOHN H JR;AUSMAN SUE E	8/31/1999	00139900000467	0013990	0000467
CRAMER JOHN P;CRAMER KATHLEEN M	7/10/1998	00133140000321	0013314	0000321
SUTTER HOMES INC	2/5/1998	00130800000363	0013080	0000363
ROSE J D	1/1/1997	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	\$427,572	\$60,000	\$487,572	\$487,572
2024	\$427,572	\$60,000	\$487,572	\$443,892
2023	\$451,344	\$60,000	\$511,344	\$403,538
2022	\$327,311	\$60,000	\$387,311	\$366,853
2021	\$273,503	\$60,000	\$333,503	\$333,503
2020	\$274,839	\$60,000	\$334,839	\$334,839

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.