



**Address:** [309 SUN MEADOW LN](#)  
**City:** FORT WORTH  
**Georeference:** 31741H-12-27  
**Subdivision:** PARKS OF DEER CREEK ADDITION  
**Neighborhood Code:** 4B012G

**Latitude:** 32.6012964693  
**Longitude:** -97.3238927086  
**TAD Map:** 2054-340  
**MAPSCO:** TAR-105W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PARKS OF DEER CREEK  
ADDITION Block 12 Lot 27

**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:** 2001

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$313,795

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07508417

**Site Name:** PARKS OF DEER CREEK ADDITION-12-27

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,513

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,500

**Land Acres<sup>\*</sup>:** 0.1721

**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:**

HARKINS THOMAS J  
HARKINS MEGAN

**Primary Owner Address:**

309 SUN MEADOW LN  
FORT WORTH, TX 76140

**Deed Date:** 8/28/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219196378](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DO MICHELLE	12/27/2016	<a href="#">D217034199</a>		
DO NGA	8/23/2016	<a href="#">D216195576</a>		
DO MICHELLE	9/8/2008	<a href="#">D208374445</a>	0000000	0000000
HSBC BANK USA NA	12/4/2007	<a href="#">D207440709</a>	0000000	0000000
PERSON MELISSA ANN	3/15/2006	<a href="#">D206078006</a>	0000000	0000000
SECRETARY OF HUD	10/14/2005	<a href="#">D205388577</a>	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	10/4/2005	<a href="#">D205300811</a>	0000000	0000000
MARTINEZ JASON	6/13/2003	00168430000099	0016843	0000099
WYATT IDALIA;WYATT VINCENT O	12/18/2001	00153480000065	0015348	0000065
LENAR HOMES OF TEXAS INC	12/2/2001	00153480000063	0015348	0000063
LENNAR HMS OF TX LAND & CONST	7/31/2001	00150740000483	0015074	0000483
LUMBERMENS INVESTMENT CORP	1/1/1999	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	\$253,795	\$60,000	\$313,795	\$313,795
2024	\$253,795	\$60,000	\$313,795	\$301,849
2023	\$286,535	\$40,000	\$326,535	\$274,408
2022	\$223,418	\$40,000	\$263,418	\$249,462
2021	\$186,784	\$40,000	\$226,784	\$226,784
2020	\$174,651	\$40,000	\$214,651	\$214,651

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

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- 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.