

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 07508417

Address: 309 SUN MEADOW LN

City: FORT WORTH

Georeference: 31741H-12-27

Subdivision: PARKS OF DEER CREEK ADDITION

Neighborhood Code: 4B012G

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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

Latitude: 32.6012964693

**TAD Map:** 2054-340 **MAPSCO:** TAR-105W

Longitude: -97.3238927086

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,513
Percent Complete: 100%

Land Sqft\*: 7,500 Land Acres\*: 0.1721

Pool: N

+++ Rounded.

## **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

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DO MICHELLE	12/27/2016	D217034199		
DO NGA	8/23/2016	D216195576		
DO MICHELLE	9/8/2008	D208374445	0000000	0000000
HSBC BANK USA NA	12/4/2007	D207440709	0000000	0000000
PERSON MELISSA ANN	3/15/2006	D206078006	0000000	0000000
SECRETARY OF HUD	10/14/2005	D205388577	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	10/4/2005	D205300811	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**

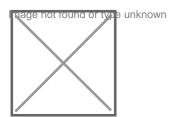
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
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.

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<sup>+</sup> 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.

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