



Address: [305 SUN MEADOW LN](#)
City: FORT WORTH
Georeference: 31741H-12-28
Subdivision: PARKS OF DEER CREEK ADDITION
Neighborhood Code: 4B012G

Latitude: 32.6012871404
Longitude: -97.3236929689
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 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: 2001

Personal Property Account: N/A

Agent: TEXAS PROPERTY TAX REDUCTIONS LIP (60124)

Protest Deadline Date: 5/24/2024

Site Number: 07508425
Site Name: PARKS OF DEER CREEK ADDITION-12-28
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 2,918
Percent Complete: 100%
Land Sqft*: 7,760
Land Acres*: 0.1781

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

CARRILLO RANDY
CARRILLO MARIA ELENA
Primary Owner Address:
4737 ABBOTT RD
LYNWOOD, CA 90262-2339

Deed Date: 2/1/2006
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D206038818](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DOBYNS JACKIE DOBYNS;DOBYNS JOHN T	6/13/2005	D205168858	0000000	0000000
SECRETARY OF HUD	2/2/2005	D205070898	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	2/1/2005	D205037050	0000000	0000000
CARPENTER CHARLES L;CARPENTER JACQ	11/29/2001	00153150000358	0015315	0000358
LENNAR HMS OF TX LAND & CONST	7/24/2001	00150740000484	0015074	0000484
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 ⁺
2025	\$188,614	\$60,000	\$248,614	\$248,614
2024	\$226,818	\$60,000	\$286,818	\$286,818
2023	\$288,860	\$40,000	\$328,860	\$328,860
2022	\$252,891	\$40,000	\$292,891	\$292,891
2021	\$211,133	\$40,000	\$251,133	\$251,133
2020	\$197,299	\$40,000	\$237,299	\$237,299

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

There are no exemptions for this property

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.