



**Address:** [7440 SWEET MEADOWS DR](#)  
**City:** FORT WORTH  
**Georeference:** 40672-6-27  
**Subdivision:** SUMMER CREEK MEADOWS ADDITION  
**Neighborhood Code:** 4S001A

**Latitude:** 32.6343671386  
**Longitude:** -97.4040622158  
**TAD Map:** 2024-352  
**MAPSCO:** TAR-103E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SUMMER CREEK MEADOWS  
ADDITION Block 6 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:** 5/1/2025

**Notice Value:** \$450,137

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07650094

**Site Name:** SUMMER CREEK MEADOWS ADDITION-6-27

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,494

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,200

**Land Acres<sup>\*</sup>:** 0.1652

**Pool:** Y

<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:**

CLEMANDOT CHARLES B  
CLEMANDOT TABATH

**Primary Owner Address:**

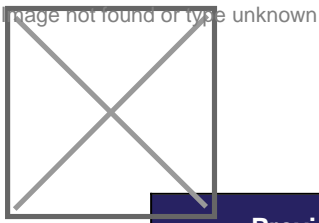
7440 SWEET MEADOWS DR  
FORT WORTH, TX 76123-1972

**Deed Date:** 12/3/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212297319](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHUN MARIA	7/11/2006	<a href="#">D206213953</a>	0000000	0000000
BAIRD DALE A;BAIRD LINDA S	1/25/2002	00154450000092	0015445	0000092
FIRST TEXAS HOMES INC	5/25/2001	00149260000189	0014926	0000189
SUMMER CREEK LP	1/1/2000	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	\$390,137	\$60,000	\$450,137	\$422,632
2024	\$390,137	\$60,000	\$450,137	\$384,211
2023	\$369,871	\$60,000	\$429,871	\$349,283
2022	\$280,602	\$55,000	\$335,602	\$317,530
2021	\$233,664	\$55,000	\$288,664	\$288,664
2020	\$233,664	\$55,000	\$288,664	\$288,664

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.