



**Address:** [5313 MEADOW VALLEY DR](#)  
**City:** FORT WORTH  
**Georeference:** 40672-4-23  
**Subdivision:** SUMMER CREEK MEADOWS ADDITION  
**Neighborhood Code:** 4S001A

**Latitude:** 32.6343091868  
**Longitude:** -97.4057441505  
**TAD Map:** 2024-348  
**MAPSCO:** TAR-102H



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 4 Lot 23

**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:** 2002  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$462,655  
**Protest Deadline Date:** 7/12/2024

**Site Number:** 07955677  
**Site Name:** SUMMER CREEK MEADOWS ADDITION-4-23  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,941  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,200  
**Land Acres<sup>\*</sup>:** 0.1652  
**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:**  
NEZEM HAMID  
NAZAM MIRIAM  
**Primary Owner Address:**  
5813 MEADOW VALLEY DR  
FORT WORTH, TX 76123

**Deed Date:** 10/22/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221331182](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ISLAMI TAMIM;NASIR SAMIA;NAZAM MIRIAM;NEZEM HAMID	5/11/2020	<a href="#">D220107995</a>		
VO CHRISTINA	11/18/2019	<a href="#">D219274673</a>		
SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2005-OP2	5/7/2019	<a href="#">D219104703</a>		
SMITH ANTHONY G	5/1/2003	00166790000087	0016679	0000087
FIRST TEXAS HOMES INC	1/1/2002	001583900000435	0015839	0000435

## 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	\$402,655	\$60,000	\$462,655	\$462,655
2024	\$402,655	\$60,000	\$462,655	\$447,559
2023	\$418,997	\$60,000	\$478,997	\$406,872
2022	\$314,884	\$55,000	\$369,884	\$369,884
2021	\$289,731	\$55,000	\$344,731	\$344,731
2020	\$248,167	\$55,000	\$303,167	\$303,167

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.