



**Address:** [5405 MEADOW VALLEY DR](#)  
**City:** FORT WORTH  
**Georeference:** 40672-4-28  
**Subdivision:** SUMMER CREEK MEADOWS ADDITION  
**Neighborhood Code:** 4S001A

**Latitude:** 32.6343056959  
**Longitude:** -97.4067157126  
**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 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:** 2002  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07955723  
**Site Name:** SUMMER CREEK MEADOWS ADDITION-4-28  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,800  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,200  
**Land Acres<sup>\*</sup>:** 0.1652  
**Pool:** N

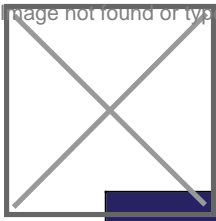
+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
SHI JINGHUA  
**Primary Owner Address:**  
3920 BELSTRUM DR  
FLOWER MOUND, TX 75028

**Deed Date:** 4/4/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223067259](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BATES BRUCE	5/30/2008	<a href="#">D208212877</a>	0000000	0000000
MURTHA HOLLY;MURTHA MATTHEW	3/5/2003	00164930000159	0016493	0000159
FIRST TEXAS HOMES INC	7/12/2002	00158390000436	0015839	0000436
SUMMER CREEK MEADOWS LP	1/1/2002	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	\$178,000	\$60,000	\$238,000	\$238,000
2024	\$198,225	\$60,000	\$258,225	\$258,225
2023	\$198,225	\$60,000	\$258,225	\$258,225
2022	\$236,959	\$55,000	\$291,959	\$291,959
2021	\$218,505	\$55,000	\$273,505	\$273,505
2020	\$194,498	\$55,000	\$249,498	\$249,498

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.