



**Address:** [5417 MEADOW VALLEY DR](#)  
**City:** FORT WORTH  
**Georeference:** 40672-4-31  
**Subdivision:** SUMMER CREEK MEADOWS ADDITION  
**Neighborhood Code:** 4S001A

**Latitude:** 32.6343044804  
**Longitude:** -97.4072975078  
**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 31

**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:** 2003  
**Personal Property Account:** N/A  
**Agent:** OWNWELL INC (12140)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$458,204  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07955766  
**Site Name:** SUMMER CREEK MEADOWS ADDITION-4-31  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,865  
**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:**

HARDEN CHRISTINA  
HARDEN ARTHUR

**Primary Owner Address:**  
5417 MEADOW VALLEY DR  
FORT WORTH, TX 76123-2842

**Deed Date:** 3/15/2010  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D210060791](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAC/CRESCENT NO 1 LLC	12/4/2007	<a href="#">D207460669</a>	0000000	0000000
BANK OF NEW YORK TRUST CO NA	6/5/2007	<a href="#">D207202739</a>	0000000	0000000
FREDERICK LOUIS C JR	8/15/2003	<a href="#">D203310197</a>	0017096	0000207
FIRST TEXAS HOMES INC	1/10/2003	00163460000310	0016346	0000310
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	\$398,204	\$60,000	\$458,204	\$458,204
2024	\$398,204	\$60,000	\$458,204	\$419,224
2023	\$355,000	\$60,000	\$415,000	\$381,113
2022	\$291,466	\$55,000	\$346,466	\$346,466
2021	\$286,758	\$55,000	\$341,758	\$340,140
2020	\$254,476	\$55,000	\$309,476	\$309,218

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.