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Address: [5421 MEADOW VALLEY DR](#)
City: FORT WORTH
Georeference: 40672-4-32
Subdivision: SUMMER CREEK MEADOWS ADDITION
Neighborhood Code: 4S001A

Latitude: 32.6343035492
Longitude: -97.4074899552
TAD Map: 2024-348
MAPSCO: TAR-102H



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

PROPERTY DATA

Legal Description: SUMMER CREEK MEADOWS
ADDITION Block 4 Lot 32

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)

Site Number: 07955774
Site Name: SUMMER CREEK MEADOWS ADDITION-4-32
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,446
Percent Complete: 100%
Land Sqft^{*}: 7,200
Land Acres^{*}: 0.1652
Pool: N

State Code: A
Year Built: 2003
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

+++ Rounded.

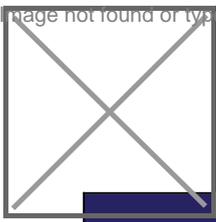
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

RASCON JOSE
 RASCON D HERNANDEZ
Primary Owner Address:
 5421 MEADOW VALLEY DR
 FORT WORTH, TX 76123-2842

Deed Date: 1/7/2014
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D214003928](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BREWER NAKIT;BREWER SALESTIREST	9/27/2004	D204307065	0000000	0000000
PRUDENTAIL RESIDENTIAL SVCS LP	4/19/2004	D204307064	0000000	0000000
CAPLAN LEONARD	9/5/2003	D203339075	0017182	0000235
FIRST TEXAS HOMES LNC	10/7/2002	00160910000236	0016091	0000236
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 ⁺
2025	\$269,943	\$60,000	\$329,943	\$329,943
2024	\$269,943	\$60,000	\$329,943	\$329,943
2023	\$280,679	\$60,000	\$340,679	\$340,679
2022	\$212,453	\$55,000	\$267,453	\$267,453
2021	\$195,988	\$55,000	\$250,988	\$250,988
2020	\$174,569	\$55,000	\$229,569	\$229,569

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.