



Address: [2612 AIKEN LN](#)
City: FORT WORTH
Georeference: 25413-20-22
Subdivision: MEADOW CREEK SOUTH ADDITION
Neighborhood Code: 4S350D

Latitude: 32.6186393661
Longitude: -97.3596112269
TAD Map: 2042-344
MAPSCO: TAR-104N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MEADOW CREEK SOUTH
ADDITION Block 20 Lot 22

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: 07976658

Site Name: MEADOW CREEK SOUTH ADDITION-20-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,115

Percent Complete: 100%

Land Sqft^{*}: 11,326

Land Acres^{*}: 0.2600

Pool: N

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$295,840

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:

SIMON KENNETH
SIMON CHRISTINE

Primary Owner Address:

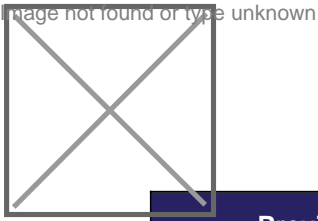
PO BOX 330211
FORT WORTH, TX 76163-0211

Deed Date: 12/8/2003

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204039024](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PULTE HOME CORP OF TEXAS	1/1/2002	0000000000000000	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	\$255,840	\$40,000	\$295,840	\$287,128
2024	\$255,840	\$40,000	\$295,840	\$261,025
2023	\$257,067	\$40,000	\$297,067	\$237,295
2022	\$225,660	\$40,000	\$265,660	\$215,723
2021	\$180,828	\$40,000	\$220,828	\$196,112
2020	\$158,623	\$40,000	\$198,623	\$178,284

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.