



Address: [1240 MEREDITH CREEK LN](#)
City: TARRANT COUNTY
Georeference: 44733J-13-4
Subdivision: VISTA RANCH
Neighborhood Code: 2N300J

Latitude: 32.9662642225
Longitude: -97.4320334151
TAD Map: 2018-472
MAPSCO: TAR-004T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VISTA RANCH Block 13 Lot 4

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: A

Year Built: 2013

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$872,000

Protest Deadline Date: 5/24/2024

Site Number: 40844153

Site Name: VISTA RANCH-13-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,676

Percent Complete: 100%

Land Sqft^{*}: 49,800

Land Acres^{*}: 1.1432

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

WINQUEST BRIAN
WINQUEST STEPHANIE

Primary Owner Address:

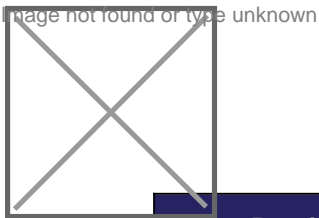
1240 MEREDITH CREEK LN
FORT WORTH, TX 76179

Deed Date: 9/28/2015

Deed Volume:

Deed Page:

Instrument: [D215221397](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SELLMAN TAD WAYNE	8/16/2013	D213220229	0000000	0000000
MCKENZIE JOHN W JR	6/14/2012	D212147251	0000000	0000000
BOKF NA	3/1/2011	D211051542	0000000	0000000
S C C HOMES LTD	10/2/2007	D207368177	0000000	0000000
TEJAS VISTA INC	8/4/2005	D205245818	0000000	0000000
TINSLEY DEVELOPMENT LTD	1/1/2005	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	\$663,080	\$136,920	\$800,000	\$800,000
2024	\$735,080	\$136,920	\$872,000	\$867,395
2023	\$761,021	\$95,732	\$856,753	\$788,541
2022	\$642,646	\$85,732	\$728,378	\$716,855
2021	\$565,954	\$85,732	\$651,686	\$651,686
2020	\$513,268	\$85,732	\$599,000	\$599,000

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.