



**Address:** [2445 CAROLINA DR](#)  
**City:** FORT WORTH  
**Georeference:** 25413-14-20  
**Subdivision:** MEADOW CREEK SOUTH ADDITION  
**Neighborhood Code:** 4S350D

**Latitude:** 32.6166301759  
**Longitude:** -97.3585830786  
**TAD Map:** 2042-344  
**MAPSCO:** TAR-104T



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 14 Lot 20

**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:** 2015

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41011228

**Site Name:** MEADOW CREEK SOUTH ADDITION-14-20

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,686

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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:**

SFR JV-2 2022-2 BORROWER LLC

**Primary Owner Address:**

15771 RED HILL AVE SUITE 100  
TUSTIN, CA 92780

**Deed Date:** 7/7/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222173135](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SFR JV-2 PROPERTY LLC	10/26/2021	<a href="#">D221315695</a>		
ZILLOW HOMES PROPERTY TRUST	8/11/2021	<a href="#">D221238097</a>		
ABDUL-MONEIM ISLAM MAMDOUH	2/16/2016	<a href="#">D216031742</a>		
DR HORTON - TEXAS LTD	8/18/2015	<a href="#">D215188401</a>		
ABSOLUTE DEVELOPMENT LLC	9/15/2007	<a href="#">D207339138</a>	0000000	0000000
SHAW TONY T	9/14/2007	<a href="#">D207337847</a>	0000000	0000000
PULTE HOME CORP OF TEXAS	1/1/2006	000000000000000	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	\$176,730	\$40,000	\$216,730	\$216,730
2024	\$217,369	\$40,000	\$257,369	\$257,369
2023	\$218,339	\$40,000	\$258,339	\$258,339
2022	\$197,140	\$40,000	\$237,140	\$237,140
2021	\$162,940	\$40,000	\$202,940	\$202,940
2020	\$142,903	\$40,000	\$182,903	\$182,903

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.