



**Address:** [2400 KITTY HAWK LN](#)  
**City:** FORT WORTH  
**Georeference:** 25413-19-1  
**Subdivision:** MEADOW CREEK SOUTH ADDITION  
**Neighborhood Code:** 4S350D

**Latitude:** 32.6174855974  
**Longitude:** -97.3575014448  
**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 19 Lot 1

**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:** 41011708

**Site Name:** MEADOW CREEK SOUTH ADDITION-19-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,335

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,504

**Land Acres<sup>\*</sup>:** 0.1493

**State Code:** A

**Year Built:** 2016

**Personal Property Account:** N/A

**Agent:** GOODRICH REALTY CONSULTING (00974)  
**Pool:** N

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

<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:**

PETIKUN NARIN

**Primary Owner Address:**

3652 EDEN DR  
DALLAS, TX 75287

**Deed Date:** 7/1/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219143928](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STADNICK JEFFREY E;STADNICK VALERIE	6/26/2017	<a href="#">D217145134</a>		
D R HORTON - TEXAS LTD	6/2/2016	<a href="#">D216122657</a>		
ABSOLUTE DEVELOPMENT LLC	4/14/2016	<a href="#">D216122656</a>		
HFO LOTS LLC	1/13/2013	<a href="#">D214017306</a>	0000000	0000000
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	\$280,461	\$40,000	\$320,461	\$320,461
2024	\$280,461	\$40,000	\$320,461	\$320,461
2023	\$285,639	\$40,000	\$325,639	\$325,639
2022	\$249,820	\$40,000	\$289,820	\$289,820
2021	\$173,750	\$40,000	\$213,750	\$213,750
2020	\$173,750	\$40,000	\$213,750	\$213,750

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.