



**Address:** [4925 MEADOWBROOK DR](#)  
**City:** FORT WORTH  
**Georeference:** 41050--5A  
**Subdivision:** SWEET, J J  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7459933266  
**Longitude:** -97.247526611  
**TAD Map:** 2072-392  
**MAPSCO:** TAR-079B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SWEET, J J Lot 5A

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1941

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$288,040

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

**Site Number:** 41016998

**Site Name:** SWEET, J J-5A

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,772

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 22,985

**Land Acres<sup>\*</sup>:** 0.5276

**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:**

BEAN MELISSA J

BEAN JAMES S

**Primary Owner Address:**

4925 MEADOWBROOK DR  
FORT WORTH, TX 76103-3420

**Deed Date:** 1/10/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215012793](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEAN MELISSA J	6/1/2005	<a href="#">D205156836</a>	0000000	0000000
WITHERSPOON ROBERT;WITHERSPOON SUSAN	1/1/2005	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	\$193,977	\$42,985	\$236,962	\$206,721
2024	\$245,055	\$42,985	\$288,040	\$187,928
2023	\$234,450	\$42,985	\$277,435	\$170,844
2022	\$191,687	\$25,000	\$216,687	\$155,313
2021	\$171,201	\$25,000	\$196,201	\$141,194
2020	\$122,505	\$25,000	\$147,505	\$128,358

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.