



Address: [2109 CHARMION LN](#)
City: FORT WORTH
Georeference: 307B-22-22
Subdivision: ALEXANDRA MEADOWS SOUTH
Neighborhood Code: 2N200D

Latitude: 32.8523452855
Longitude: -97.3321801842
TAD Map: 2048-428
MAPSCO: TAR-049A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ALEXANDRA MEADOWS
SOUTH Block 22 Lot 22

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2008

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41096169

Site Name: ALEXANDRA MEADOWS SOUTH-22-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,248

Percent Complete: 100%

Land Sqft^{*}: 4,430

Land Acres^{*}: 0.1016

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

SIMMONS BRUCE K
SIMMONS ERIKA M

Primary Owner Address:

2109 CHARMION LN
FORT WORTH, TX 76131

Deed Date: 3/13/2017

Deed Volume:

Deed Page:

Instrument: [D217057058](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMMONS BRUCE K;SIMMONS ERIKA M	3/13/2017	D217057058		
SIEDAL BRITTANY M;SIEDAL DAVID	1/2/2015	D215001546		
SALLEE LESLIE	9/17/2008	D208375749	0000000	0000000
DR HORTON - TEXAS LTD	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 ⁺
2025	\$210,672	\$60,000	\$270,672	\$270,672
2024	\$210,672	\$60,000	\$270,672	\$270,672
2023	\$242,197	\$45,000	\$287,197	\$247,229
2022	\$179,771	\$45,000	\$224,771	\$224,754
2021	\$159,322	\$45,000	\$204,322	\$204,322
2020	\$144,573	\$45,000	\$189,573	\$189,573

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.