



**Address:** [2012 AUGUSTUS DR](#)  
**City:** FORT WORTH  
**Georeference:** 25545P-A-25  
**Subdivision:** MEADOWBROOK PLACE  
**Neighborhood Code:** 1B0300

**Latitude:** 32.7500412008  
**Longitude:** -97.1685432152  
**TAD Map:** 2102-392  
**MAPSCO:** TAR-081B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MEADOWBROOK PLACE Block  
A Lot 25

**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:** 2019

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800032786  
**Site Name:** MEADOWBROOK PLACE A 25  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,767  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,350  
**Land Acres<sup>\*</sup>:** 0.1230  
**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:**

TAN CHAKRYA

**Primary Owner Address:**

2012 AUGUSTUS DR  
FORT WORTH, TX 76120

**Deed Date:** 12/23/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221375721](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LI DAWN H	12/27/2019	<a href="#">D220000909</a>		
WEEKLEY HOMES LLC	6/19/2019	<a href="#">D219132887</a>		



## VALUES

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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	\$305,000	\$70,000	\$375,000	\$375,000
2024	\$352,000	\$70,000	\$422,000	\$422,000
2023	\$352,234	\$70,000	\$422,234	\$422,234
2022	\$341,991	\$70,000	\$411,991	\$411,991
2021	\$289,844	\$70,000	\$359,844	\$359,844
2020	\$255,610	\$70,000	\$325,610	\$325,610

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

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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.