Property Information | PDF

Account Number: 01086510

Address: <u>5224 MEADOWBROOK DR</u>

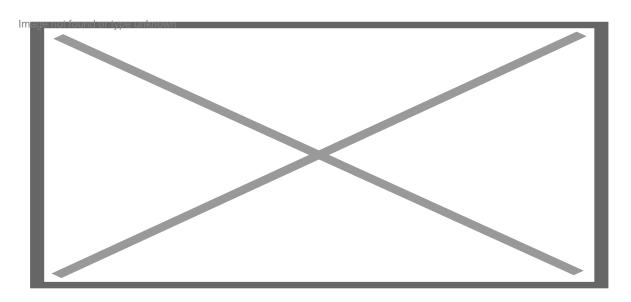
City: FORT WORTH
Georeference: 16040--D

Subdivision: GRANGER ADDN **Neighborhood Code:** 1H030C

Latitude: 32.7452864621 Longitude: -97.2404455799

TAD Map: 2078-392 **MAPSCO:** TAR-079C





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

PROPERTY DATA

Legal Description: GRANGER ADDN Lot D

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: 1940

Personal Property Account: N/A

Agent: THE GALLAGHER FIRM PLLC (11961)

Protest Deadline Date: 5/15/2025

Site Number: 01086510

Site Name: GRANGER ADDN-D

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,475
Percent Complete: 100%

Land Sqft*: 16,125 Land Acres*: 0.3701

Pool: N

+++ Rounded.

OWNER INFORMATION

03-21-2025 Page 1

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



Current Owner:

TYDLASKA AMANDA BESSIRE

Primary Owner Address:

5224 MEADOWBROOK DR FORT WORTH, TX 76112

Deed Date: 2/18/2022

Deed Volume: Deed Page:

Instrument: D222046400

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FUNCHES EARL JR;FUNCHES SANGDUAN	4/23/2008	D208156804	0000000	0000000
FUNCHES EARL JR	3/12/1999	00138420000077	0013842	0000077
DAVIS MAROLYN G;DAVIS WM E	11/21/1997	00129950000381	0012995	0000381
DUNCAN BARBARA B;DUNCAN JAMES R	10/28/1988	00094280000876	0009428	0000876
FREIBERG BRADLEY;FREIBERG KATHI	12/31/1900	00076230000631	0007623	0000631
JAMES K MCKNIGHT	12/30/1900	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$278,875	\$36,125	\$315,000	\$315,000
2023	\$289,875	\$36,125	\$326,000	\$326,000
2022	\$282,233	\$25,000	\$307,233	\$307,233
2021	\$160,547	\$25,000	\$185,547	\$185,547
2020	\$147,983	\$25,000	\$172,983	\$172,983

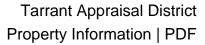
Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

• HOMESTEAD GENERAL 11.13(b)

03-21-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.



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.

03-21-2025 Page 3