



Address: [3109 WOODLARK DR](#)
City: FORT WORTH
Georeference: 25405-9-12
Subdivision: MEADOW CREEK #1 ADDITION
Neighborhood Code: 4S350C

Latitude: 32.6326453151
Longitude: -97.3652656861
TAD Map: 2036-348
MAPSCO: TAR-104J



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

PROPERTY DATA

Legal Description: MEADOW CREEK #1 ADDITION
Block 9 Lot 12

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)

State Code: A

Year Built: 1984

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 01705164

Site Name: MEADOW CREEK #1 ADDITION-9-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,800

Percent Complete: 100%

Land Sqft^{*}: 6,328

Land Acres^{*}: 0.1452

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:
MANRIQUE ALCIDES ALBERTO
Primary Owner Address:
3109 WOODLAKE DR
FORT WORTH, TX 76123

Deed Date: 4/30/2014
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D214094304](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TARRANT NOTES INC	4/28/2014	D214089936	0000000	0000000
TARRANT PROPERTIES INC	6/16/2008	D208248582	0000000	0000000
US BANK NATIONAL ASSOC	2/5/2008	D208048534	0000000	0000000
GARDNER HEATHER	6/2/2004	D204173685	0000000	0000000
KIRKPATRICK CAROL;KIRKPATRICK JAS W	2/14/1992	00105410000741	0010541	0000741
ADMINISTRATOR VETERAN AFFAIRS	6/5/1991	00102860002261	0010286	0002261
BARCLAYSAMERICAN/MTG CORP	6/4/1991	00102860002257	0010286	0002257
MCGRATH DONNA;MCGRATH WILLIAM	6/28/1984	00078740000599	0007874	0000599
JAMES A SAMMON;JAMES A SAMMON TR,ETAL	12/31/1900	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	\$238,252	\$35,000	\$273,252	\$273,252
2023	\$256,887	\$35,000	\$291,887	\$291,887
2022	\$191,779	\$35,000	\$226,779	\$226,779
2021	\$175,550	\$35,000	\$210,550	\$210,550
2020	\$141,959	\$35,000	\$176,959	\$176,959



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.