



Address: [2705 MEADOW RIDGE DR](#)
City: FORT WORTH
Georeference: 39545-17-3
Subdivision: SOUTH MEADOW ADDITION
Neighborhood Code: 4S350E

Latitude: 32.6377291262
Longitude: -97.3608673554
TAD Map: 2042-352
MAPSCO: TAR-104E



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

PROPERTY DATA

Legal Description: SOUTH MEADOW ADDITION
Block 17 Lot 3

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: 1984

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/15/2025

Site Number: 05106915

Site Name: SOUTH MEADOW ADDITION-17-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,654

Percent Complete: 100%

Land Sqft^{*}: 6,353

Land Acres^{*}: 0.1458

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:
CAVADIAN PROPERTIES LLC
Primary Owner Address:
1230 RIVERBEND ST #220
DALLAS, TX 75247

Deed Date: 6/22/2022
Deed Volume:
Deed Page:
Instrument: [D222160006](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ESTWICK ALLISON;ESTWICK GERALD	8/24/2004	D204282874	0000000	0000000
ESTWICK A MAJERUS;ESTWICK GERALD	9/15/2000	00145450000377	0014545	0000377
SHAFFER FORREST;SHAFFER JEANETTE	7/19/1993	00111530000822	0011153	0000822
SECRETARY OF HUD	3/3/1993	00109960001605	0010996	0001605
ALLIANCE MORTGAGE COMPANY	3/2/1993	00109740000479	0010974	0000479
TIDWELL JOSEPH;TIDWELL SUELLA	2/12/1986	00084560000056	0008456	0000056
HALE BYRON	10/6/1984	00079760000797	0007976	0000797
HARFIN PARTNERSHIP	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	\$245,928	\$9,856	\$255,784	\$255,784
2024	\$225,784	\$30,000	\$255,784	\$255,784
2023	\$199,500	\$30,000	\$229,500	\$229,500
2022	\$185,105	\$30,000	\$215,105	\$174,605
2021	\$137,943	\$30,000	\$167,943	\$158,732
2020	\$137,943	\$30,000	\$167,943	\$144,302

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.