



## LOCATION

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**Address:** [3417 COUNTRY CREEK LN](#)

**City:** FORT WORTH

**Georeference:** 25405-21-3

**Subdivision:** MEADOW CREEK #1 ADDITION

**Neighborhood Code:** 4S350C

**Latitude:** 32.6286521438

**Longitude:** -97.3691959362

**TAD Map:** 2036-348

**MAPSCO:** TAR-103M



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** MEADOW CREEK #1 ADDITION  
Block 21 Lot 3

**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:** 05168325

**Site Name:** MEADOW CREEK #1 ADDITION-21-3

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,508

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,193

**Land Acres<sup>\*</sup>:** 0.1651

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

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**Current Owner:**

CROUCH JOYCE J

**Primary Owner Address:**

3417 COUNTRY CREEK LN  
FORT WORTH, TX 76123-1229

**Deed Date:** 8/16/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221244781](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CROUCH JOYCE J;CROUCH LARRY W	7/10/1995	00120300001700	0012030	0001700
SEC OF HUD	3/9/1995	00119200002304	0011920	0002304
COUNTRYWIDE FUNDING CORP	3/7/1995	00119060001009	0011906	0001009
MURRAY MICHAEL D	3/2/1990	00098950000010	0009895	0000010
GENERAL HOMES CORP	1/2/1987	00000000000000	0000000	0000000
GENERAL HOMES CORP	7/24/1984	00078980000318	0007898	0000318
CAMBRIDGE-SPYGLASS MDWCRK JV	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$190,680	\$35,000	\$225,680	\$195,473
2023	\$205,503	\$35,000	\$240,503	\$177,703
2022	\$153,765	\$35,000	\$188,765	\$161,548
2021	\$140,878	\$35,000	\$175,878	\$146,862
2020	\$114,190	\$35,000	\$149,190	\$133,511

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)
- DISABLED VET 70 to 99 PCT 11.22

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.