



Address: [1704 WEILER BLVD](#)
City: FORT WORTH
Georeference: 7250--7RA1-C
Subdivision: CHILDS SUBDIVISION
Neighborhood Code: 1H030C

Latitude: 32.7537730533
Longitude: -97.2333263955
TAD Map: 2078-392
MAPSCO: TAR-079C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CHILDS SUBDIVISION Lot 7RA1

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: 1979
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$451,313
Protest Deadline Date: 5/24/2024

Site Number: 00538736
Site Name: CHILDS SUBDIVISION-7RA1C
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,772
Percent Complete: 100%
Land Sqft^{*}: 25,696
Land Acres^{*}: 0.5899
Pool: N

+++ Rounded.

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

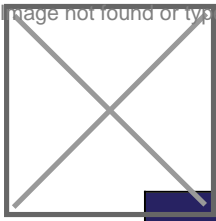
OWNER INFORMATION

Current Owner:

MADANAY JACINTA EPITACIA
PROVENCIO ARMANDO

Primary Owner Address:
1704 WEILER BLVD
FORT WORTH, TX 76112

Deed Date: 8/19/2024
Deed Volume:
Deed Page:
Instrument: [D224148867](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
THE HOUSE HAMMER LLC	3/6/2024	D224039638		
ORSETTI PHILIPPE	1/12/2015	D215008509		
LIG ASSETS INC	1/17/2014	D214012676	0000000	0000000
BRYANT JOE EDWARD	12/2/2001	000000000000000	0000000	0000000
BRYANT JOE;BRYANT JOYCE	12/31/1900	000000000000000	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	\$405,617	\$45,696	\$451,313	\$451,313
2024	\$405,617	\$45,696	\$451,313	\$451,313
2023	\$347,304	\$45,696	\$393,000	\$393,000
2022	\$235,000	\$15,000	\$250,000	\$250,000
2021	\$235,000	\$15,000	\$250,000	\$250,000
2020	\$190,000	\$15,000	\$205,000	\$205,000

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)

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.