



**Address:** [1216 MADELINE PL](#)  
**City:** FORT WORTH  
**Georeference:** 25180-3-5  
**Subdivision:** MATTISON'S ADDITION TO HI-MOUNT  
**Neighborhood Code:** 4C120D

**Latitude:** 32.7471019204  
**Longitude:** -97.3750454963  
**TAD Map:** 2036-392  
**MAPSCO:** TAR-075D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MATTISON'S ADDITION TO HI-MOUNT Block 3 Lot 5

**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:** 1921

**Personal Property Account:** N/A

**Agent:** GILL DENSON & COMPANY LLC (12107)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$450,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01652672

**Site Name:** MATTISON ADDITION-3-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,516

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,500

**Land Acres<sup>\*</sup>:** 0.1721

**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

**Current Owner:**

BATTY DONALD JR

BATTY JEAN Z

**Primary Owner Address:**

1216 MADELINE PL  
FORT WORTH, TX 76107

**Deed Date:** 11/18/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224218497](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BATTY DONALD SCOTT JR;BATTY JEAN ZANE;BATTY THEODORE ZANE	1/6/2023	<a href="#">D223015295</a>		
CARAMEROS ALAN W;CARAMEROS KELLY KAY	12/8/2021	<a href="#">D221363347</a>		
CARAMEROS ALAN W	9/28/2015	<a href="#">D215220410</a>		
Unlisted	2/27/2013	<a href="#">D213055061</a>	0000000	0000000
FIIHR CYNTHIA;FIIHR KENNETH W	12/17/2001	00153400000153	0015340	0000153
ROSS LAURA K	2/19/1999	00136760000404	0013676	0000404
ROBINSON THOMAS P	10/9/1997	00129430000232	0012943	0000232
FT MORTGAGE CO	10/1/1996	00125430002066	0012543	0002066
JOHNS DAVID F	1/26/1990	00098330000891	0009833	0000891
MENELAIDES SUSAN LEE	9/11/1987	00090790000420	0009079	0000420
MILLER CHARLES D;MILLER JENNY	5/1/1982	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	\$225,000	\$225,000	\$450,000	\$450,000
2024	\$225,000	\$225,000	\$450,000	\$450,000
2023	\$225,000	\$225,000	\$450,000	\$450,000
2022	\$240,885	\$225,000	\$465,885	\$412,499
2021	\$149,999	\$225,000	\$374,999	\$374,999
2020	\$150,000	\$225,000	\$375,000	\$375,000

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

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- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 10 to 29 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.