



Address: [1604 JANICE LN](#)
City: FORT WORTH
Georeference: 25515-6-22
Subdivision: MEADOWBROOK EAST ADDITION
Neighborhood Code: 1B010C

Latitude: 32.7554363139
Longitude: -97.2020199602
TAD Map: 2090-396
MAPSCO: TAR-066Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MEADOWBROOK EAST
ADDITION Block 6 Lot 22

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: 1972

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$322,188

Protest Deadline Date: 5/24/2024

Site Number: 01685147

Site Name: MEADOWBROOK EAST ADDITION-6-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,733

Percent Complete: 100%

Land Sqft^{*}: 8,720

Land Acres^{*}: 0.2001

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:

HAYTER CAITLYN G

HAYTER JOSHUA ALAN

Primary Owner Address:

1604 JANICE LN

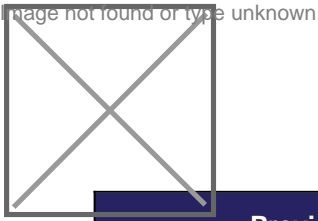
FORT WORTH, TX 76112

Deed Date: 4/8/2021

Deed Volume:

Deed Page:

Instrument: [D221098162](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HINSHAW DAVID R;HINSHAW ROXANE	7/25/1983	00075650001644	0007565	0001644

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	\$272,188	\$50,000	\$322,188	\$312,469
2024	\$272,188	\$50,000	\$322,188	\$284,063
2023	\$254,506	\$40,000	\$294,506	\$258,239
2022	\$199,763	\$35,000	\$234,763	\$234,763
2021	\$127,483	\$25,000	\$152,483	\$152,483
2020	\$143,555	\$25,000	\$168,555	\$146,027

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.