



**Address:** [1717 AZTECA DR](#)  
**City:** FORT WORTH  
**Georeference:** 25530-5-3  
**Subdivision:** MEADOWBROOK HILLS ADDITION  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7533097687  
**Longitude:** -97.2269823929  
**TAD Map:** 2084-392  
**MAPSCO:** TAR-079D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MEADOWBROOK HILLS  
ADDITION Block 5 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:** 1955

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$316,002

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

**Site Number:** 01689827

**Site Name:** MEADOWBROOK HILLS ADDITION-5-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,151

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 16,650

**Land Acres<sup>\*</sup>:** 0.3822

**Pool:** Y

<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:**

CLAUNCH DICKIE

CLAUNCH SUANN M

**Primary Owner Address:**

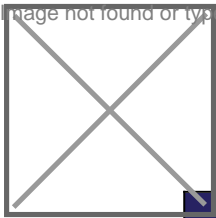
1717 AZTECA DR  
FORT WORTH, TX 76112-3946

**Deed Date:** 7/20/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204230300](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEDERICHS WILLIAM H	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 <sup>+</sup>
2025	\$279,352	\$36,650	\$316,002	\$280,125
2024	\$279,352	\$36,650	\$316,002	\$254,659
2023	\$277,470	\$36,650	\$314,120	\$231,508
2022	\$248,493	\$15,000	\$263,493	\$210,462
2021	\$210,386	\$15,000	\$225,386	\$191,329
2020	\$173,001	\$15,000	\$188,001	\$173,935

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.