



**Address:** [1766 OAK HILL RD](#)  
**City:** FORT WORTH  
**Georeference:** 25530-6-16  
**Subdivision:** MEADOWBROOK HILLS ADDITION  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7514686709  
**Longitude:** -97.2264381677  
**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 6 Lot 16

**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:** 1960

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$314,862

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

**Site Number:** 01690140

**Site Name:** MEADOWBROOK HILLS ADDITION-6-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,473

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 19,080

**Land Acres<sup>\*</sup>:** 0.4380

**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:**

EICHER CAROL RUTH

**Primary Owner Address:**

1766 OAK HILL RD  
FORT WORTH, TX 76112-4074

**Deed Date:** 8/11/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RABON MARION DIANE EST	5/31/2000	00143660000192	0014366	0000192
COLLINS MARVIN L JR	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	\$275,782	\$39,080	\$314,862	\$283,755
2024	\$275,782	\$39,080	\$314,862	\$257,959
2023	\$273,771	\$39,080	\$312,851	\$234,508
2022	\$248,213	\$15,000	\$263,213	\$213,189
2021	\$207,596	\$15,000	\$222,596	\$193,808
2020	\$177,081	\$15,000	\$192,081	\$176,189

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.