



Address: [1601 AZTECA DR](#)
City: FORT WORTH
Georeference: 25530-12-6
Subdivision: MEADOWBROOK HILLS ADDITION
Neighborhood Code: 1H030C

Latitude: 32.7565058715
Longitude: -97.2275340684
TAD Map: 2078-396
MAPSCO: TAR-065Z



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 12 Lot 6

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: 1961

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$315,000

Protest Deadline Date: 5/24/2024

Site Number: 01690949

Site Name: MEADOWBROOK HILLS ADDITION-12-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,486

Percent Complete: 100%

Land Sqft^{*}: 15,000

Land Acres^{*}: 0.3443

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:

CUNNINGHAM PHILIP
MILLER KAYLA

Primary Owner Address:

1601 AZTECA DR
FORT WORTH, TX 76112

Deed Date: 2/26/2024

Deed Volume:

Deed Page:

Instrument: [D224032372](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GONZALES KELLY DIANE;GONZALES KEVIN MICHAEL	5/15/2019	D219104422		
VORCE CHAD A;VORCE DEBRA K	8/29/2014	D214192993		
TRINITY WAY INVESTMENTS LLC	5/13/2014	D214101122	0000000	0000000
BALLARD JOHN	4/14/2014	D214076261	0000000	0000000
BALLARD JOHN;BALLARD KATHLE EST	7/24/1998	00133420000264	0013342	0000264
HOUSTON EMILY;HOUSTON ROBERT C	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	\$280,000	\$35,000	\$315,000	\$315,000
2024	\$280,000	\$35,000	\$315,000	\$315,000
2023	\$333,922	\$35,000	\$368,922	\$316,730
2022	\$285,643	\$15,000	\$300,643	\$287,936
2021	\$251,881	\$15,000	\$266,881	\$261,760
2020	\$222,964	\$15,000	\$237,964	\$237,964

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.