



Image not found or type unknown

**Address:** [1463 DANCIGER DR](#)  
**City:** FORT WORTH  
**Georeference:** 25530-12-12R  
**Subdivision:** MEADOWBROOK HILLS ADDITION  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7579890745  
**Longitude:** -97.2284015717  
**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 12R

**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)

**Site Number:** 01691015  
**Site Name:** MEADOWBROOK HILLS ADDITION-12-12R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,116  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 15,552  
**Land Acres<sup>\*</sup>:** 0.3570  
**Pool:** N

**State Code:** A

**Year Built:** 1963

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$320,352

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

<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:**

SANDERS GEOFFREY  
SANDERS TERESA

**Primary Owner Address:**

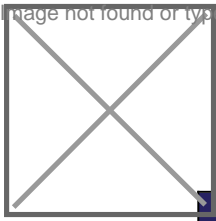
1463 DANCIGER DR  
FORT WORTH, TX 76112

**Deed Date:** 4/21/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216083972](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUTTS COURTNEY	10/23/2009	<a href="#">D209285805</a>	0000000	0000000
HOBBS LOTTIE BETH	4/1/1982	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	\$284,800	\$35,552	\$320,352	\$320,352
2024	\$284,800	\$35,552	\$320,352	\$301,897
2023	\$263,996	\$35,552	\$299,548	\$274,452
2022	\$266,196	\$15,000	\$281,196	\$249,502
2021	\$230,643	\$15,000	\$245,643	\$226,820
2020	\$191,200	\$15,000	\$206,200	\$206,200

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.