07-25-2025

Tarrant Appraisal District Property Information | PDF Account Number: 01691945

Address: 1450 ROCKHILL CT

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LOCATION

City: FORT WORTH Georeference: 25530-20-12 Subdivision: MEADOWBROOK HILLS ADDITION Neighborhood Code: 1H030C

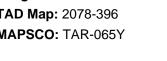
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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: MEADOWBROOK HILLS ADDITION Block 20 Lot 12 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: 1971 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$265.000 Protest Deadline Date: 5/24/2024

Latitude: 32.7592913368 Longitude: -97.2339302226 **TAD Map: 2078-396** MAPSCO: TAR-065Y





Site Number: 01691945 Site Name: MEADOWBROOK HILLS ADDITION-20-12 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,818 Percent Complete: 100% Land Sqft*: 20,147 Land Acres^{*}: 0.4625 Pool: Y

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner: SMITH DORA J **Primary Owner Address:** 1450 ROCKHILL CT FORT WORTH, TX 76112-2932

Deed Date: 3/11/2003 Deed Volume: 0016509 Deed Page: 0000391 Instrument: 00165090000391

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUNT DONALD;HUNT NORMA	6/5/2002	00157420000280	0015742	0000280
ADMINISTRATOR VETERAN AFFAIRS	10/8/2001	00151940000030	0015194	0000030
BANK OF AMERICA MORTGAGE CORP	8/24/1999	00147550000436	0014755	0000436
POWERS CAROL; POWERS JAMES W III	10/21/1997	00129620000483	0012962	0000483
WILSON RUTH ANN KENNEDY	7/1/1997	00128720000059	0012872	0000059
JOHNSON MAMIE B	6/27/1997	00128420000366	0012842	0000366
JOHNSON ANTHONY B;JOHNSON MAMIE	6/30/1995	00120170000886	0012017	0000886
KENNEDY RUTH ANN	12/31/1900	000000000000000000000000000000000000000	000000	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	\$224,853	\$40,147	\$265,000	\$263,264
2024	\$224,853	\$40,147	\$265,000	\$239,331
2023	\$220,960	\$40,147	\$261,107	\$201,300
2022	\$168,000	\$15,000	\$183,000	\$183,000
2021	\$168,000	\$15,000	\$183,000	\$181,500
2020	\$150,000	\$15,000	\$165,000	\$165,000

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.