



**Address:** [1458 WARRINGTON CT](#)  
**City:** FORT WORTH  
**Georeference:** 25530-20-15  
**Subdivision:** MEADOWBROOK HILLS ADDITION  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7585929522  
**Longitude:** -97.2328866545  
**TAD Map:** 2078-396  
**MAPSCO:** TAR-065Y



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 20 Lot 15

**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:** 1976

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$303,427

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

**Site Number:** 01691988

**Site Name:** MEADOWBROOK HILLS ADDITION-20-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,304

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,700

**Land Acres<sup>\*</sup>:** 0.3145

**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:**

BELL DEBORAH

**Primary Owner Address:**

1458 WARRINGTON CT  
FORT WORTH, TX 76112

**Deed Date:** 7/13/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218155194](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KISSOON PHILIP INSHAN	7/29/2009	<a href="#">D209209789</a>	0000000	0000000
MILES CAROLYN J;MILES M J MCNEELY	9/13/2005	<a href="#">D205277424</a>	0000000	0000000
ECHOLS A SMITH;ECHOLS WILLIAM III	2/2/2004	<a href="#">D204091828</a>	0000000	0000000
ECHOLS KATIE;ECHOLS WM W EST	12/31/1900	00055490000701	0005549	0000701

## 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	\$269,727	\$33,700	\$303,427	\$303,427
2024	\$269,727	\$33,700	\$303,427	\$290,907
2023	\$267,772	\$33,700	\$301,472	\$264,461
2022	\$242,972	\$15,000	\$257,972	\$240,419
2021	\$203,563	\$15,000	\$218,563	\$218,563
2020	\$190,170	\$15,000	\$205,170	\$205,170

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.