



Address: [1450 WARRINGTON CT](#)
City: FORT WORTH
Georeference: 25530-20-17R
Subdivision: MEADOWBROOK HILLS ADDITION
Neighborhood Code: 1H030C

Latitude: 32.7591841599
Longitude: -97.2330999429
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 17R

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: 01692003

Site Name: MEADOWBROOK HILLS ADDITION-20-17R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,574

Percent Complete: 100%

Land Sqft^{*}: 13,905

Land Acres^{*}: 0.3192

Pool: N

State Code: A

Year Built: 1977

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$340,157

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

REYNOLDS CHRISTI F

Primary Owner Address:

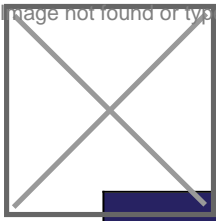
1450 WARRINGTON CT
FORT WORTH, TX 76112-2937

Deed Date: 8/19/1994

Deed Volume: 0011709

Deed Page: 0001172

Instrument: 00117090001172



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRUDENTIAL RESIDENTIAL SERV	7/10/1994	00117090001168	0011709	0001168
GARCIA MARCO G;GARCIA PAULA J	10/15/1991	00104210000277	0010421	0000277
WORTMAN KENNETH F	12/31/1900	00000000000000	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	\$306,252	\$33,905	\$340,157	\$337,707
2024	\$306,252	\$33,905	\$340,157	\$307,006
2023	\$304,221	\$33,905	\$338,126	\$279,096
2022	\$277,367	\$15,000	\$292,367	\$253,724
2021	\$223,567	\$15,000	\$238,567	\$230,658
2020	\$210,000	\$15,000	\$225,000	\$209,689

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.