



**Address:** [1248 MERIWETHER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 45650-1-13  
**Subdivision:** WEISENBERGER ADDITION #4  
**Neighborhood Code:** 1H080J

**Latitude:** 32.6917462848  
**Longitude:** -97.3099596297  
**TAD Map:** 2054-372  
**MAPSCO:** TAR-091G



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

**PROPERTY DATA**

**Legal Description:** WEISENBERGER ADDITION #4  
Block 1 Lot 13

**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:** 1984  
**Personal Property Account:** N/A  
**Agent:** OWNWELL INC (12140)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03377784  
**Site Name:** WEISENBERGER ADDITION #4-1-13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,082  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,800  
**Land Acres<sup>\*</sup>:** 0.1790  
**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:**  
AO PROPCO 1 LLC  
**Primary Owner Address:**  
199 LAYFAYETTE ST FLOOR 7  
NEW YORK, NY 10012

**Deed Date:** 6/15/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222153916](#)

| Previous Owners                     | Date       | Instrument                 | Deed Volume | Deed Page |
|-------------------------------------|------------|----------------------------|-------------|-----------|
| THOMPSON Z J ETAL                   | 8/17/2015  | <a href="#">D220099038</a> |             |           |
| THOMPSON W R;THOMPSON Z J ETAL      | 6/29/2007  | <a href="#">D207262029</a> | 0000000     | 0000000   |
| THOMPSON WALTER R;THOMPSON ZONITA J | 8/19/1994  | 00117020000320             | 0011702     | 0000320   |
| SEC OF HUD                          | 2/21/1994  | 00114600000638             | 0011460     | 0000638   |
| COLONIAL SAVINGS                    | 2/1/1994   | 00114440001183             | 0011444     | 0001183   |
| MARTINEZ JOSE S;MARTINEZ JULIET R   | 11/13/1990 | 00101010002199             | 0010101     | 0002199   |
| MC CALL SAM G JR                    | 8/14/1990  | 00100160001202             | 0010016     | 0001202   |
| GALLEGOZ SYLVIA F;GALLEGOZ TOMMIE   | 5/4/1987   | 00089360001334             | 0008936     | 0001334   |
| EMERALD ESTATES INC                 | 5/22/1984  | 00078360001519             | 0007836     | 0001519   |
| LEE ROGERS                          | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$129,475          | \$23,400    | \$152,875    | \$152,875                    |
| 2024 | \$155,968          | \$23,400    | \$179,368    | \$179,368                    |
| 2023 | \$162,697          | \$23,400    | \$186,097    | \$186,097                    |
| 2022 | \$115,763          | \$5,000     | \$120,763    | \$120,763                    |
| 2021 | \$50,000           | \$5,000     | \$55,000     | \$55,000                     |
| 2020 | \$50,000           | \$5,000     | \$55,000     | \$55,000                     |

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

There are no exemptions for this property

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## Tarrant Appraisal District Property Information | PDF

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.