



**Address:** [1208 MINDEN ST](#)  
**City:** FORT WORTH  
**Georeference:** 45670-3-4A  
**Subdivision:** WEISENBERGER SUNNY HILL GARDEN  
**Neighborhood Code:** 1H080D

**Latitude:** 32.6955699753  
**Longitude:** -97.3110586637  
**TAD Map:** 2054-372  
**MAPSCO:** TAR-091C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WEISENBERGER SUNNY HILL  
GARDEN Block 3 Lot 4A

**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:** 03382796  
**Site Name:** WEISENBERGER SUNNY HILL GARDEN-3-4A  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,711  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 54,711  
**Land Acres<sup>\*</sup>:** 1.2560  
**Pool:** N

**State Code:** A  
**Year Built:** 2000  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$353,857  
**Protest Deadline Date:** 5/24/2024

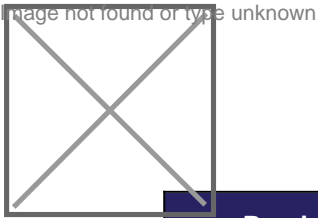
+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
LUEVANOS DANIEL  
LUEVANOS MARIA  
**Primary Owner Address:**  
1208 MINDEN ST  
FORT WORTH, TX 76115-1646

**Deed Date:** 8/23/2000  
**Deed Volume:** 0014492  
**Deed Page:** 0000218  
**Instrument:** 00144920000218



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUYNH DANG CONG ETAL	10/16/1984	00079790002175	0007979	0002175
JOE F GARCIA	12/31/1900	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	\$279,146	\$74,711	\$353,857	\$298,387
2024	\$279,146	\$74,711	\$353,857	\$271,261
2023	\$293,980	\$74,711	\$368,691	\$246,601
2022	\$256,930	\$24,500	\$281,430	\$224,183
2021	\$179,303	\$24,500	\$203,803	\$203,803
2020	\$180,162	\$24,500	\$204,662	\$204,662

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.