



Address: [1601 WESTERN AVE](#)
City: FORT WORTH
Georeference: 18320-8-23
Subdivision: HILLCREST ADDITION-FORT WORTH
Neighborhood Code: 4C121A

Latitude: 32.7440423381
Longitude: -97.3860234652
TAD Map: 2030-388
MAPSCO: TAR-075G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HILLCREST ADDITION-FORT WORTH Block 8 Lot 23 & 24

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: 1999
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 04900278
Site Name: HILLCREST ADDITION-FORT WORTH-8-23-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,823
Percent Complete: 100%
Land Sqft^{*}: 16,500
Land Acres^{*}: 0.3787
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:

MCCOURT CONNOR J
MCCOURT SHANNON M
Primary Owner Address:
1601 WESTERN AVE
FORT WORTH, TX 76107

Deed Date: 7/15/2022
Deed Volume:
Deed Page:
Instrument: [D222178940](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RYND ROWENA	2/20/2015	D215061809		
KIRK BARBARA A	2/5/2012	0000000000000000	0000000	0000000
KIRK BARBARA;KIRK DON W EST	6/16/1997	00128040000425	0012804	0000425
MCFARLAND FRED EST	12/31/1900	0000000000000000	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	\$339,413	\$440,000	\$779,413	\$779,413
2024	\$339,413	\$440,000	\$779,413	\$779,413
2023	\$1,710,000	\$440,000	\$2,150,000	\$2,150,000
2022	\$722,186	\$440,055	\$1,162,241	\$1,065,392
2021	\$528,483	\$440,055	\$968,538	\$968,538
2020	\$611,951	\$437,500	\$1,049,451	\$1,049,451

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.