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**Address:** [2453 ECHO POINT DR](#)  
**City:** FORT WORTH  
**Georeference:** 40728-11-1  
**Subdivision:** SUNDANCE SPRINGS ADDITION  
**Neighborhood Code:** 4S350A

**Latitude:** 32.6320603646  
**Longitude:** -97.3569065819  
**TAD Map:** 2042-348  
**MAPSCO:** TAR-104K



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

## PROPERTY DATA

**Legal Description:** SUNDANCE SPRINGS  
ADDITION Block 11 Lot 1

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2007

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$291,676

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

**Site Number:** 40789411

**Site Name:** SUNDANCE SPRINGS ADDITION-11-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,271

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,970

**Land Acres<sup>\*</sup>:** 0.1600

**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:**

KILGORE RODRICO

KILGORE CHRISTIE

**Primary Owner Address:**

2453 ECHO POINT DR  
FORT WORTH, TX 76123-2109

**Deed Date:** 12/4/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207435994](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES INC	2/19/2007	<a href="#">D207066640</a>	0000000	0000000
SUNDANCE SPRINGS LTD	1/1/2005	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	\$251,676	\$40,000	\$291,676	\$291,676
2024	\$251,676	\$40,000	\$291,676	\$265,742
2023	\$224,532	\$40,000	\$264,532	\$241,584
2022	\$185,737	\$40,000	\$225,737	\$219,622
2021	\$160,296	\$40,000	\$200,296	\$199,656
2020	\$141,505	\$40,000	\$181,505	\$181,505

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.