



**Address:** [1204 MERIWETHER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 45650-1-2  
**Subdivision:** WEISENBERGER ADDITION #4  
**Neighborhood Code:** M1F02B

**Latitude:** 32.6917420274  
**Longitude:** -97.3117500378  
**TAD Map:** 2054-372  
**MAPSCO:** TAR-091G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WEISENBERGER ADDITION #4  
Block 1 Lot 2 LESS PORTION WITH EXEMPTION  
50% OF VALUE

**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:** B

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05972132  
**Site Name:** WEISENBERGER ADDITION #4-1-2-E1  
**Site Class:** B - Residential - Multifamily  
**Parcels:** 2  
**Approximate Size<sup>+++</sup>:** 1,404  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,753  
**Land Acres<sup>\*</sup>:** 0.1779  
**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:**  
PHAN LYNN THI  
**Primary Owner Address:**  
1204 MERIWEATHER AVE  
FORT WORTH, TX 76115

**Deed Date:** 1/6/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216009483](#)

| Previous Owners                  | Date      | Instrument                 | Deed Volume | Deed Page |
|----------------------------------|-----------|----------------------------|-------------|-----------|
| PHAN MAI P THUY PHAM;PHAN XUAN B | 11/1/2004 | <a href="#">D204347218</a> | 0000000     | 0000000   |



## VALUES

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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 | \$90,446           | \$2,500     | \$92,946     | \$92,946                     |
| 2024 | \$90,446           | \$2,500     | \$92,946     | \$92,946                     |
| 2023 | \$87,216           | \$2,500     | \$89,716     | \$89,716                     |
| 2022 | \$80,217           | \$2,500     | \$82,717     | \$82,717                     |
| 2021 | \$48,210           | \$2,500     | \$50,710     | \$50,710                     |
| 2020 | \$51,422           | \$2,500     | \$53,922     | \$53,922                     |

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

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There are no exemptions for this property

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.