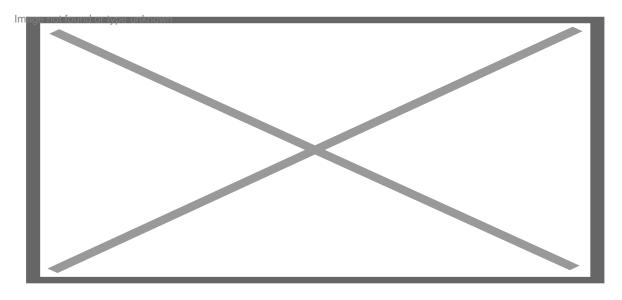


# Tarrant Appraisal District Property Information | PDF Account Number: 00626171

# Address: 1916 CLIFFBROOK CT

City: FORT WORTH Georeference: 8300-D-17 Subdivision: COOKE'S MEADOW ADDITION Neighborhood Code: 1B070A Latitude: 32.7504521194 Longitude: -97.188348685 TAD Map: 2090-392 MAPSCO: TAR-080D





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

# PROPERTY DATA

#### Legal Description: COOKE'S MEADOW ADDITION Block D Lot 17

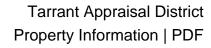
#### Jurisdictions:

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: 1976 Personal Property Account: N/A

Agent: None Protest Deadline Date: 5/15/2025 Site Number: 00626171 Site Name: COOKE'S MEADOW ADDITION-D-17 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,072 Percent Complete: 100% Land Sqft<sup>\*</sup>: 12,420 Land Acres<sup>\*</sup>: 0.2851 Pool: N

+++ Rounded.

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





## **OWNER INFORMATION**

Current Owner: MCCLENDON JOHN P

**Primary Owner Address:** 1916 CLIFFBROOK CT FORT WORTH, TX 76112 Deed Date: 9/16/2015 Deed Volume: Deed Page: Instrument: D215213398

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCLENDON J;MCCLENDON JOHN P	5/25/2001	00149300000142	0014930	0000142
HOLDER ERIC;HOLDER LISA M	7/25/1995	00120450000992	0012045	0000992
BARKHOLTZ DONNA;BARKHOLTZ LOUIS	7/6/1987	00090020002019	0009002	0002019
TOAL T W	12/31/1900	000000000000000000000000000000000000000	000000	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	\$0	\$0	\$0	\$0
2024	\$252,033	\$60,000	\$312,033	\$297,079
2023	\$231,746	\$60,000	\$291,746	\$270,072
2022	\$211,906	\$40,000	\$251,906	\$245,520
2021	\$183,200	\$40,000	\$223,200	\$223,200
2020	\$169,373	\$40,000	\$209,373	\$209,320

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.