



Address: [7413 LAURELHILL CT S](#)
City: FORT WORTH
Georeference: 39545-30-11
Subdivision: SOUTH MEADOW ADDITION
Neighborhood Code: 4S350E

Latitude: 32.6357222627
Longitude: -97.3585006359
TAD Map: 2042-352
MAPSCO: TAR-104F



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

PROPERTY DATA

Legal Description: SOUTH MEADOW ADDITION
Block 30 Lot 11

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: 1994

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 06210074

Site Name: SOUTH MEADOW ADDITION-30-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,404

Percent Complete: 100%

Land Sqft^{*}: 5,767

Land Acres^{*}: 0.1323

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:

SFR JV-1 2021-1 BORROWER LLC

Primary Owner Address:

1508 BROOKHOLLOW DR
SANTA ANA, CA 92702

Deed Date: 11/9/2021

Deed Volume:

Deed Page:

Instrument: [D221332228](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------------|------------|----------------------------|-------------|-----------|
| SFR JV 1 PROPERTY LLC | 6/11/2021 | D221169880 | | |
| COLON ERICK | 9/24/2019 | D219220395 | | |
| HOWERTON MEADORS SANDRA | 3/13/2019 | D219049374 | | |
| MEADORS RICHARD;MEADORS SANDRA | 2/17/1995 | 00118920001229 | 0011892 | 0001229 |
| CHOICE HOMES INC | 11/23/1994 | 00118030000624 | 0011803 | 0000624 |
| KISMAT CORP | 4/22/1994 | 00115580000610 | 0011558 | 0000610 |
| CACHAREL SOUTH MEADOWS #1 | 5/15/1992 | 00106440000686 | 0010644 | 0000686 |
| MICHENER JOHN W TR JR | 12/23/1991 | 00104860001079 | 0010486 | 0001079 |
| TEAM BANK | 4/3/1990 | 00098910000239 | 0009891 | 0000239 |
| HARRIS & HAWKINS JV III | 1/1/1987 | 00000000000000 | 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 | \$176,611 | \$30,000 | \$206,611 | \$206,611 |
| 2024 | \$212,986 | \$30,000 | \$242,986 | \$242,986 |
| 2023 | \$213,960 | \$30,000 | \$243,960 | \$243,960 |
| 2022 | \$172,891 | \$30,000 | \$202,891 | \$202,891 |
| 2021 | \$156,456 | \$30,000 | \$186,456 | \$185,554 |
| 2020 | \$138,685 | \$30,000 | \$168,685 | \$168,685 |

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

There are no exemptions for this property

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Tarrant Appraisal District Property Information | PDF

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.