



Address: [7324 NOHL RANCH RD](#)
City: FORT WORTH
Georeference: 39545-31-17
Subdivision: SOUTH MEADOW ADDITION
Neighborhood Code: 4S350E

Latitude: 32.6363401761
Longitude: -97.3573391472
TAD Map: 2042-352
MAPSCO: TAR-104F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTH MEADOW ADDITION
Block 31 Lot 17

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: 1998

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$278,634

Protest Deadline Date: 5/24/2024

Site Number: 07088582

Site Name: SOUTH MEADOW ADDITION-31-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,484

Percent Complete: 100%

Land Sqft^{*}: 5,000

Land Acres^{*}: 0.1147

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:

FRAZIER FRANCIS

FRAZIER HELEN M

Primary Owner Address:

7324 NOHL RANCH RD
FORT WORTH, TX 76133-8182

Deed Date: 2/3/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204037285](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRAZIER FRANCIS L	3/6/2002	00155390000023	0015539	0000023
SECRETARY OF HOUSING & URBAN	9/6/2001	00151580000447	0015158	0000447
B A MORTGAGE LLC	9/4/2001	00151300000332	0015130	0000332
MORALES FRANCISCO C;MORALES V A	2/2/1999	00136490000310	0013649	0000310
CHOICE HOMES TEXAS INC	10/30/1998	00134960000377	0013496	0000377
RSML LTD	1/1/1997	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	\$229,800	\$30,000	\$259,800	\$226,952
2024	\$248,634	\$30,000	\$278,634	\$206,320
2023	\$249,856	\$30,000	\$279,856	\$187,564
2022	\$198,490	\$30,000	\$228,490	\$170,513
2021	\$173,812	\$30,000	\$203,812	\$155,012
2020	\$146,911	\$30,000	\$176,911	\$140,920

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.