



Address: [7312 NOHL RANCH RD](#)
City: FORT WORTH
Georeference: 39545-31-20
Subdivision: SOUTH MEADOW ADDITION
Neighborhood Code: 4S350E

Latitude: 32.6367526187
Longitude: -97.3573311214
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 20

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: \$352,236

Protest Deadline Date: 5/24/2024

Site Number: 07088612

Site Name: SOUTH MEADOW ADDITION-31-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,903

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:

LE UT THI

LE PHUONG THI HUYNH

Primary Owner Address:

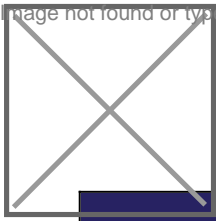
7312 NOHL RANCH RD
FORT WORTH, TX 76133-8182

Deed Date: 3/30/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204100202](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROOKS GREGORY G;BROOKS SHELLIE	4/29/1998	00131990000345	0013199	0000345
CHOICE HOMES TEXAS INC	1/15/1998	00130450000332	0013045	0000332
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	\$322,236	\$30,000	\$352,236	\$296,464
2024	\$322,236	\$30,000	\$352,236	\$269,513
2023	\$264,985	\$30,000	\$294,985	\$245,012
2022	\$214,552	\$30,000	\$244,552	\$222,738
2021	\$224,298	\$30,000	\$254,298	\$202,489
2020	\$189,223	\$30,000	\$219,223	\$184,081

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.