

Tarrant Appraisal District

Property Information | PDF

Account Number: 07088698

Address: 7313 NOHL RANCH RD

City: FORT WORTH
Georeference: 39545-32-4

Subdivision: SOUTH MEADOW ADDITION

Neighborhood Code: 4S350E

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

PROPERTY DATA

Legal Description: SOUTH MEADOW ADDITION

Block 32 Lot 4

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: \$247.952

Protest Deadline Date: 5/24/2024

Site Number: 07088698

Site Name: SOUTH MEADOW ADDITION-32-4 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,190
Percent Complete: 100%

Latitude: 32.636746731

TAD Map: 2042-352 **MAPSCO:** TAR-104F

Longitude: -97.3568444678

Land Sqft*: 5,100 **Land Acres*:** 0.1170

Pool: N

+++ Rounded.

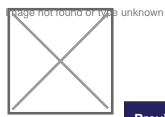
OWNER INFORMATION

Current Owner:
NAREZ ANTONIO
NAREZ ESPERANZA
Primary Owner Address:
7313 NOHL RANCH RD
FORT WORTH, TX 76133-8183

Deed Date: 9/3/2004 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D204287355

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



Previous Owners	Owners Date Instrument		Deed Volume	Deed Page
RHEE WESLEY M	4/7/1998	00131670000157	0013167	0000157
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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$217,952	\$30,000	\$247,952	\$217,356
2024	\$217,952	\$30,000	\$247,952	\$197,596
2023	\$219,023	\$30,000	\$249,023	\$179,633
2022	\$174,303	\$30,000	\$204,303	\$163,303
2021	\$152,820	\$30,000	\$182,820	\$148,457
2020	\$129,341	\$30,000	\$159,341	\$134,961

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.

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