



**Address:** [7401 NOHL RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 39545-32-8  
**Subdivision:** SOUTH MEADOW ADDITION  
**Neighborhood Code:** 4S350E

**Latitude:** 32.636196412  
**Longitude:** -97.3568532081  
**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 32 Lot 8

**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)

**Site Number:** 07088744

**Site Name:** SOUTH MEADOW ADDITION Block 32 Lot 8

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,588

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,100

**Land Acres<sup>\*</sup>:** 0.1170

**Pool:** N

**State Code:** A

**Year Built:** 1998

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$289,780

**Protest Deadline Date:** 5/24/2024

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

LE BE THI

**Primary Owner Address:**

7401 NOHL RANCH RD  
FORT WORTH, TX 76133-8185

**Deed Date:** 1/1/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D200063110](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOANG THUONG THI;LE BE THI	3/24/2000	00142710000270	0014271	0000270
JOHNSON CAMERON L	2/26/1998	00131030000249	0013103	0000249
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 <sup>+</sup>
2025	\$259,780	\$30,000	\$289,780	\$251,072
2024	\$259,780	\$30,000	\$289,780	\$228,247
2023	\$261,056	\$30,000	\$291,056	\$207,497
2022	\$207,275	\$30,000	\$237,275	\$188,634
2021	\$90,718	\$15,000	\$105,718	\$85,743
2020	\$80,120	\$15,000	\$95,120	\$77,948

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.