



**Address:** [1112 FAWN MEADOW TR](#)  
**City:** KENNEDALE  
**Georeference:** 34985-4-7A  
**Subdivision:** ROLLING ACRES ADDITION  
**Neighborhood Code:** 1L100Q

**Latitude:** 32.647038054  
**Longitude:** -97.19990183  
**TAD Map:** 2090-356  
**MAPSCO:** TAR-108C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ROLLING ACRES ADDITION  
Block 4 Lot 7A

**Jurisdictions:**

CITY OF KENNEDALE (014)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KENNEDEALE ISD (914)

**State Code:** A

**Year Built:** 2000

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$362,295

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

**Site Number:** 07318421

**Site Name:** ROLLING ACRES ADDITION-4-7A

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,038

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,183

**Land Acres<sup>\*</sup>:** 0.2796

**Pool:** N

<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:**

NIKPEY POUYAN

**Primary Owner Address:**

1112 FAWN MEADOW TRL  
KENNEDEALE, TX 76060

**Deed Date:** 7/19/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218162050](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMUNDSON JONATHAN C	3/26/2012	<a href="#">D212074500</a>	0000000	0000000
BELL JULIE R;BELL RANDY L	3/30/2000	00142890000293	0014289	0000293
CHOICE HOMES INC	1/25/2000	00141910000271	0014191	0000271
M R DEVELOPMENT CORP	1/1/1999	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	\$304,386	\$57,909	\$362,295	\$362,295
2024	\$304,386	\$57,909	\$362,295	\$357,025
2023	\$324,770	\$45,000	\$369,770	\$324,568
2022	\$251,948	\$45,000	\$296,948	\$295,062
2021	\$228,238	\$40,000	\$268,238	\$268,238
2020	\$204,826	\$40,000	\$244,826	\$244,826

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.