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LOCATION



Address: 1112 FAWN MEADOW TR

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City: KENNEDALE Georeference: 34985-4-7A Subdivision: ROLLING ACRES ADDITION Neighborhood Code: 1L100Q

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



Site Number: 07318421 Site Name: ROLLING ACRES ADDITION-4-7A Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,038 Percent Complete: 100% Land Sqft^{*}: 12,183 Land Acres^{*}: 0.2796 Pool: N

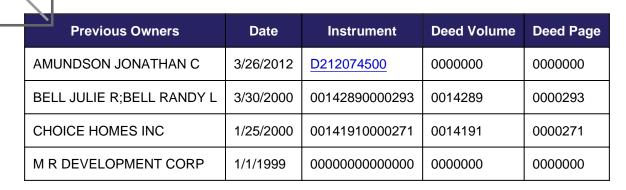
+++ Rounded.

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

OWNER INFORMATION

Current Owner: NIKPEY POUYAN Primary Owner Address: 1112 FAWN MEADOW TRL KENNEDALE, TX 76060

Deed Date: 7/19/2018 Deed Volume: Deed Page: Instrument: D218162050



VALUES

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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 | \$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.