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Address: [8304 ORLEANS LN](#)
City: FORT WORTH
Georeference: 25413-7-6
Subdivision: MEADOW CREEK SOUTH ADDITION
Neighborhood Code: 4S350D

Latitude: 32.6217506761
Longitude: -97.3635086449
TAD Map: 2042-344
MAPSCO: TAR-104N



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

PROPERTY DATA

Legal Description: MEADOW CREEK SOUTH
ADDITION Block 7 Lot 6

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: 2000
Personal Property Account: N/A
Agent: None
Notice Sent Date: 5/1/2025
Notice Value: \$329,223
Protest Deadline Date: 5/24/2024

Site Number: 07534132
Site Name: MEADOW CREEK SOUTH ADDITION-7-6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,687
Percent Complete: 100%
Land Sqft^{*}: 6,534
Land Acres^{*}: 0.1500
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:
NGUYEN MANH
Primary Owner Address:
8304 ORLEANS LN
FORT WORTH, TX 76123-1633

Deed Date: 2/21/2001
Deed Volume: 0014765
Deed Page: 0000224
Instrument: 00147650000224

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PULTE HOME CORP OF TEXAS	1/1/1999	0000000000000000	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	\$289,223	\$40,000	\$329,223	\$319,807
2024	\$289,223	\$40,000	\$329,223	\$290,734
2023	\$290,631	\$40,000	\$330,631	\$264,304
2022	\$240,267	\$40,000	\$280,267	\$240,276
2021	\$203,889	\$40,000	\$243,889	\$218,433
2020	\$178,621	\$40,000	\$218,621	\$198,575

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.