



**Address:** [13256 POPPY HILL LN](#)  
**City:** FORT WORTH  
**Georeference:** 35034-6-24  
**Subdivision:** ROLLING MEADOWS - FORT WORTH  
**Neighborhood Code:** 3K600N

**Latitude:** 32.9703151005  
**Longitude:** -97.2620875926  
**TAD Map:** 2072-472  
**MAPSCO:** TAR-008V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ROLLING MEADOWS - FORT WORTH Block 6 Lot 24

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40506223

**Site Name:** ROLLING MEADOWS - FORT WORTH-6-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,655

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,405

**Land Acres<sup>\*</sup>:** 0.1699

**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:**

BAKRADZE VERONICA

BAKRADZE AMIRAN

**Primary Owner Address:**

13256 POPPY HILL LN  
FORT WORTH, TX 76244

**Deed Date:** 4/14/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223063319](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MUNIU JERUSHA	10/8/2013	<a href="#">D213263170</a>	0000000	0000000
SECRETARY OF HUD	7/10/2013	<a href="#">D213179039</a>	0000000	0000000
MIDFIRST BANK	6/4/2013	<a href="#">D213153638</a>	0000000	0000000
COMSTOCK C;COMSTOCK KENNETH	4/26/2006	<a href="#">D206136824</a>	0000000	0000000
MHI PARTNERSHIP LTD	8/9/2005	<a href="#">D205240398</a>	0000000	0000000
JLK LAND LTD	1/1/2004	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 <sup>+</sup>
2025	\$354,967	\$65,000	\$419,967	\$419,967
2024	\$354,967	\$65,000	\$419,967	\$419,967
2023	\$337,927	\$65,000	\$402,927	\$317,252
2022	\$279,317	\$55,000	\$334,317	\$288,411
2021	\$260,468	\$55,000	\$315,468	\$262,192
2020	\$222,438	\$55,000	\$277,438	\$238,356

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.