



Address: [13249 POPPY HILL LN](#)
City: FORT WORTH
Georeference: 35034-6-44
Subdivision: ROLLING MEADOWS - FORT WORTH
Neighborhood Code: 3K600N

Latitude: 32.9700457673
Longitude: -97.2625500232
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 44

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: 2007

Personal Property Account: N/A

Agent: OOWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 40506452

Site Name: ROLLING MEADOWS - FORT WORTH-6-44

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,864

Percent Complete: 100%

Land Sqft^{*}: 5,227

Land Acres^{*}: 0.1199

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:

OPEL FAMILY TRUST

Primary Owner Address:

428 BRIDGEWATER PL
FLOWER MOUND, TX 75028

Deed Date: 11/21/2022

Deed Volume:

Deed Page:

Instrument: [D222274424](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPEL CHRISTINA F;OPEL ROY L	3/28/2013	D213078787	0000000	0000000
SECRETARY OF HOUSING	9/14/2012	D212254587	0000000	0000000
MIDFIRST BANK	9/4/2012	D212225649	0000000	0000000
EASON SHARON K;EASON WM E	4/28/2008	D208163795	0000000	0000000
WOODHAVEN PARTNERS LTD	11/5/2007	D207416280	0000000	0000000
JLK LAND LTD	1/1/2004	000000000000000	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	\$264,161	\$65,000	\$329,161	\$329,161
2024	\$350,573	\$65,000	\$415,573	\$415,573
2023	\$314,000	\$65,000	\$379,000	\$379,000
2022	\$289,349	\$55,000	\$344,349	\$344,349
2021	\$240,000	\$55,000	\$295,000	\$295,000
2020	\$239,449	\$55,000	\$294,449	\$294,449

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

There are no exemptions for this property

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.