

Account Number: 41622928

Address: 13040 PALANCAR DR

City: FORT WORTH
Georeference: 35042-17-2

Subdivision: ROLLING MEADOWS EAST

Neighborhood Code: 3K600O

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

## **PROPERTY DATA**

Legal Description: ROLLING MEADOWS EAST

Block 17 Lot 2

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

KELLER ISD (907)

State Code: A Year Built: 2014

Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 41622928

Latitude: 32.9652481835

**TAD Map:** 2072-472 **MAPSCO:** TAR-009W

Longitude: -97.2585502865

**Site Name:** ROLLING MEADOWS EAST-17-2 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size\*\*\*: 2,534
Percent Complete: 100%

Land Sqft\*: 6,229 Land Acres\*: 0.1429

Pool: N

+++ Rounded.

## OWNER INFORMATION

Current Owner: Deed Date: 10/20/2020
GHIMIRE GOPAL

Primary Owner Address:

13040 PALANCAR DR

Deed Volume:

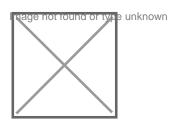
Deed Page:

FORT WORTH, TX 76244 Instrument: D220271860

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WATSON TEMEKA L	8/29/2014	D214191328		
DR HORTON TEXAS LTD	1/1/2012	00000000000000	0000000	0000000

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



**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	\$319,770	\$70,000	\$389,770	\$389,770
2024	\$319,770	\$70,000	\$389,770	\$389,770
2023	\$378,589	\$70,000	\$448,589	\$374,793
2022	\$293,757	\$55,000	\$348,757	\$340,721
2021	\$254,746	\$55,000	\$309,746	\$309,746
2020	\$203,510	\$55,000	\$258,510	\$258,510

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.