

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42287691

Address: 1112 BOWLUS DR

City: FORT WORTH

Georeference: 17553M-12-26

Subdivision: HAWTHORNE MEADOWS

Neighborhood Code: 2Z201L

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

## PROPERTY DATA

Legal Description: HAWTHORNE MEADOWS Block

12 Lot 26

**Jurisdictions:** 

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

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

NORTHWEST ISD (911)

State Code: A Year Built: 2017

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

**Site Number:** 800024727

Latitude: 32.9220663662

**TAD Map:** 2048-456 **MAPSCO:** TAR-020V

Longitude: -97.3425793388

**Site Name:** HAWTHORNE MEADOWS 12 26 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,656
Percent Complete: 100%

Land Sqft\*: 6,250 Land Acres\*: 0.1435

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

Current Owner:

SYAN HARKRIT

Deed Date: 10/5/2021

Deed Volume:

Primary Owner Address:

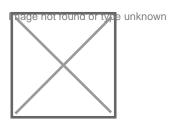
1112 BOWLUS DR

FORT WORTH, TX 76177 Instrument: D221295386

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SYAN BALWINDER;SYAN HARKRIT	6/21/2019	D219137915		
SAENZ JACOB;SYAN HARKRIT	5/15/2018	D218105113		

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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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$256,142	\$75,000	\$331,142	\$331,142
2024	\$256,142	\$75,000	\$331,142	\$331,142
2023	\$277,448	\$70,000	\$347,448	\$312,212
2022	\$226,380	\$70,000	\$296,380	\$283,829
2021	\$188,026	\$70,000	\$258,026	\$258,026
2020	\$172,891	\$70,000	\$242,891	\$242,891

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.