



**Address:** [1113 METALINE TR](#)  
**City:** FORT WORTH  
**Georeference:** 17533M-10-21  
**Subdivision:** HAWTHORNE MEADOWS  
**Neighborhood Code:** 2Z201L

**Latitude:** 32.9176247657  
**Longitude:** -97.3422934663  
**TAD Map:** 2048-452  
**MAPSCO:** TAR-020V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HAWTHORNE MEADOWS Block  
10 Lot 21

**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:** 2018

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 7/12/2024

**Site Number:** 800032648

**Site Name:** HAWTHORNE MEADOWS 10 21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,799

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,750

**Land Acres<sup>\*</sup>:** 0.1320

**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:**

TIMALSINA KEDAR  
TIMALSINA SANTI ADHIKARI

**Primary Owner Address:**

1113 METALINE TRL  
FORT WORTH, TX 76177

**Deed Date:** 2/27/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223033318](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KOEHLER SCOTT R	1/17/2019	<a href="#">D219010830</a>		

## 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	\$271,000	\$75,000	\$346,000	\$346,000
2024	\$271,000	\$75,000	\$346,000	\$346,000
2023	\$313,263	\$70,000	\$383,263	\$339,856
2022	\$254,791	\$70,000	\$324,791	\$308,960
2021	\$210,873	\$70,000	\$280,873	\$280,873
2020	\$193,533	\$70,000	\$263,533	\$263,533

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.