

LOCATION

Address: [7305 LAURELHILL CT S](#)

City: FORT WORTH

Georeference: 39545-30-2

Subdivision: SOUTH MEADOW ADDITION

Neighborhood Code: 4S350E

Latitude: 32.6370257621

Longitude: -97.3585025483

TAD Map: 2042-352

MAPSCO: TAR-104F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTH MEADOW ADDITION
Block 30 Lot 2

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A

Year Built: 1988

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06209955

Site Name: SOUTH MEADOW ADDITION-30-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,452

Percent Complete: 100%

Land Sqft^{*}: 5,276

Land Acres^{*}: 0.1211

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:

SANCHEZ CASMIRO PEDRAZA
SANCHEZ MARIA PEDRAZA

Primary Owner Address:

7305 LAURELHILL CT S
FORT WORTH, TX 76133

Deed Date: 12/19/2009

Deed Volume:

Deed Page:

Instrument: [D219225922](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANCHEZ C P;SANCHEZ T H MARTINEZ	6/23/2009	D209170857	0000000	0000000
SECRETARY OF HUD	4/21/2009	D209109013	0000000	0000000
GUARDIAN MORTGAGE COMPANY INC	2/3/2009	D209034481	0000000	0000000
CABELLO;CABELLO MARK DAMIAN	12/19/2001	00153470000068	0015347	0000068
LEA DONNA;LEA RICHARD	10/18/1993	00112860000917	0011286	0000917
DOYLE KELLY;DOYLE TONYA	6/12/1992	00106840000330	0010684	0000330
SECRETARY OF HUD	1/8/1992	00105540000726	0010554	0000726
A MTG CO	1/7/1992	00105010000545	0010501	0000545
BROOKS JUDY L;BROOKS ROBERT E	6/2/1989	00096140001010	0009614	0001010
KUTACH MIKE	2/18/1988	00091960001625	0009196	0001625
HARRIS & HAWKINS JV III	1/1/1987	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$215,384	\$30,000	\$245,384	\$204,669
2023	\$217,108	\$30,000	\$247,108	\$186,063
2022	\$173,025	\$30,000	\$203,025	\$169,148
2021	\$151,984	\$30,000	\$181,984	\$153,771
2020	\$134,696	\$30,000	\$164,696	\$139,792

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.