

## LOCATION

**Address:** [7320 NOHL RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 39545-31-18  
**Subdivision:** SOUTH MEADOW ADDITION  
**Neighborhood Code:** 4S350E

**Latitude:** 32.6364745053  
**Longitude:** -97.3573366195  
**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 31 Lot 18

**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)

**Site Number:** 07088590  
**Site Name:** SOUTH MEADOW ADDITION-31-18  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,031  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,000  
**Land Acres<sup>\*</sup>:** 0.1147  
**Pool:** N

**State Code:** A  
**Year Built:** 1998  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/15/2025

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
 ELLER FRANCES A  
**Primary Owner Address:**  
 7320 NOHL RANCH RD  
 FORT WORTH, TX 76133-8182

**Deed Date:** 3/6/1998  
**Deed Volume:** 0013115  
**Deed Page:** 0000124  
**Instrument:** 00131150000124

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES-TEXAS INC	11/25/1997	00129900000479	0012990	0000479
RSML LTD	1/1/1997	00000000000000	0000000	0000000

## VALUES

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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	\$0	\$0	\$0	\$0
2024	\$200,039	\$30,000	\$230,039	\$178,969
2023	\$201,022	\$30,000	\$231,022	\$162,699
2022	\$160,182	\$30,000	\$190,182	\$147,908
2021	\$140,566	\$30,000	\$170,566	\$134,462
2020	\$119,082	\$30,000	\$149,082	\$122,238

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

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- 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.