



LOCATION

Address: [7316 NOHL RANCH RD](#)

City: FORT WORTH

Georeference: 39545-31-19

Subdivision: SOUTH MEADOW ADDITION

Neighborhood Code: 4S350E

Latitude: 32.6366133341

Longitude: -97.3573330651

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 19

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: 1998

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07088604

Site Name: SOUTH MEADOW ADDITION-31-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,484

Percent Complete: 100%

Land Sqft^{*}: 5,000

Land Acres^{*}: 0.1147

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:

SIMPSON YOLANDA M
SIMPSON JAMES

Primary Owner Address:

7316 NOHL RANCH RD
FORT WORTH, TX 76133

Deed Date: 4/20/2018

Deed Volume:

Deed Page:

Instrument: [D218087504](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS NORCISE LAVETTE	7/31/1998	00133500000077	0013350	0000077
CHOICE HOMES TEXAS INC	2/12/1998	00130800000123	0013080	0000123
RSML LTD	1/1/1997	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	\$248,634	\$30,000	\$278,634	\$278,634
2023	\$216,000	\$30,000	\$246,000	\$246,000
2022	\$198,490	\$30,000	\$228,490	\$228,490
2021	\$173,812	\$30,000	\$203,812	\$203,812
2020	\$146,911	\$30,000	\$176,911	\$176,911

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

There are no exemptions for this property

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.