

## LOCATION

---

**Address:** [7304 NOHL RANCH RD](#)

**City:** FORT WORTH

**Georeference:** 39545-31-22

**Subdivision:** SOUTH MEADOW ADDITION

**Neighborhood Code:** 4S350E

**Latitude:** 32.6370229376

**Longitude:** -97.3573263538

**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 22

**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:** 07088639

**Site Name:** SOUTH MEADOW ADDITION-31-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,484

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,000

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

TAYLOR LINDA FAY

**Primary Owner Address:**

7304 NOHL RANCH RD  
FORT WORTH, TX 76133-8182

**Deed Date:** 12/14/2001

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** 00000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAYNES LINDA F	12/13/2001	00153820000021	0015382	0000021
HAYNES EMANUEL G;HAYNES LINDA F	9/2/1998	00134080000025	0013408	0000025
CHOICE HOMES TEXAS INC	6/5/1998	001325200000324	0013252	0000324
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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$248,634	\$30,000	\$278,634	\$231,785
2023	\$249,856	\$30,000	\$279,856	\$210,714
2022	\$198,490	\$30,000	\$228,490	\$191,558
2021	\$173,812	\$30,000	\$203,812	\$174,144
2020	\$146,911	\$30,000	\$176,911	\$158,313

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.