

## LOCATION

---

**Address:** [13225 POPPY HILL LN](#)

**City:** FORT WORTH

**Georeference:** 35034-6-38

**Subdivision:** ROLLING MEADOWS - FORT WORTH

**Neighborhood Code:** 3K600N

**Latitude:** 32.9693333661

**Longitude:** -97.262084566

**TAD Map:** 2072-472

**MAPSCO:** TAR-008V



Google Map or type unknown

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

## PROPERTY DATA

---

**Legal Description:** ROLLING MEADOWS - FORT WORTH Block 6 Lot 38

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40506371

**Site Name:** ROLLING MEADOWS - FORT WORTH-6-38

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,288

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,534

**Land Acres<sup>\*</sup>:** 0.1500

**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:**

FINCHUM SCOTT

FINCHUM LUZ

**Primary Owner Address:**

13225 POPPY HILL LN  
FORT WORTH, TX 76244-5794

**Deed Date:** 5/27/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209153061](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RILEY CONSTANCE;RILEY MICHAEL	11/18/2005	<a href="#">D205372560</a>	0000000	0000000
WOODHAVEN PARTNERS LTD	6/20/2005	<a href="#">D205197541</a>	0000000	0000000
JLK LAND LTD	1/1/2004	000000000000000	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	\$323,456	\$65,000	\$388,456	\$375,454
2023	\$308,110	\$65,000	\$373,110	\$341,322
2022	\$255,293	\$55,000	\$310,293	\$310,293
2021	\$238,317	\$55,000	\$293,317	\$284,955
2020	\$204,050	\$55,000	\$259,050	\$259,050

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)
- DISABLED VET 70 to 99 PCT 11.22

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.