



**Address:** [13185 PALANCAR DR](#)  
**City:** FORT WORTH  
**Georeference:** 35042-4-22  
**Subdivision:** ROLLING MEADOWS EAST  
**Neighborhood Code:** 3K6000

**Latitude:** 32.9690738058  
**Longitude:** -97.2592328805  
**TAD Map:** 2072-472  
**MAPSCO:** TAR-009S



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

## PROPERTY DATA

**Legal Description:** ROLLING MEADOWS EAST  
Block 4 Lot 22

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KELLER ISD (907)

**State Code:** A

**Year Built:** 2014

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41622596

**Site Name:** ROLLING MEADOWS EAST-4-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,452

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,619

**Land Acres<sup>\*</sup>:** 0.1289

**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:**

BHUSAL SAMRAT  
ARYAL PRATIKSHYA

**Primary Owner Address:**

13185 PALANCAR DR  
FORT WORTH, TX 76244

**Deed Date:** 6/20/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223108078](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TORRES NAVA GERARDO A	2/13/2015	<a href="#">D215031657</a>		
DR HORTON TEXAS LTD	1/1/2012	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	\$350,000	\$70,000	\$420,000	\$420,000
2023	\$371,374	\$70,000	\$441,374	\$367,399
2022	\$286,522	\$55,000	\$341,522	\$333,999
2021	\$248,635	\$55,000	\$303,635	\$303,635
2020	\$231,306	\$55,000	\$286,306	\$286,306

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.