

# Tarrant Appraisal District Property Information | PDF Account Number: 42034122

### Address: 13316 PALANCAR DR

City: FORT WORTH Georeference: 35042-9-18 Subdivision: ROLLING MEADOWS EAST Neighborhood Code: 3K600O Latitude: 32.9702668436 Longitude: -97.2574055 TAD Map: MAPSCO: TAR-009S





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

## **PROPERTY DATA**

### Legal Description: ROLLING MEADOWS EAST Block 9 Lot 18

#### Jurisdictions:

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

State Code: A

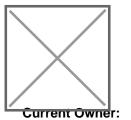
Year Built: 2015

Personal Property Account: N/A Agent: OWNWELL INC (12140) Protest Deadline Date: 5/15/2025 Site Number: 800004396 Site Name: ROLLING MEADOWS EAST Block 9 Lot 18 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,818 Percent Complete: 100% Land Sqft<sup>\*</sup>: 6,616 Land Acres<sup>\*</sup>: 0.1519 Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**



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Current Owner: GAKOU MANOUROU

Primary Owner Address: 13316 PALANCAR DR KELLER, TX 76244 Deed Date: 9/27/2019 Deed Volume: Deed Page: Instrument: D219265394

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAHABEE DU VAUGHN	5/14/2015	D215102280		

# 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	\$319,174	\$70,000	\$389,174	\$340,010
2023	\$296,492	\$70,000	\$366,492	\$309,100
2022	\$226,000	\$55,000	\$281,000	\$281,000
2021	\$220,783	\$55,000	\$275,783	\$275,783
2020	\$205,025	\$55,000	\$260,025	\$260,025

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.