

Tarrant Appraisal District Property Information | PDF Account Number: 42071095

Address: <u>13217 UPLAND MEADOW CT</u>

City: FORT WORTH Georeference: 35042-15-27 Subdivision: ROLLING MEADOWS EAST Neighborhood Code: 3K6000 Latitude: 32.9695722115 Longitude: -97.2583411944 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 15 Lot 27

Jurisdictions:

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

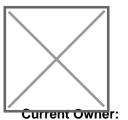
State Code: A

Year Built: 2015 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 800005567 Site Name: ROLLING MEADOWS EAST 15 27 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,743 Percent Complete: 100% Land Sqft^{*}: 5,500 Land Acres^{*}: 0.1263 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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LICHTI LAUREN

Primary Owner Address: 13217 UPLAND MEADOW CT FORT WORTH, TX 76244 Deed Date: 7/18/2023 Deed Volume: Deed Page: Instrument: D223127537

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILSON JOYCE A	7/2/2019	D219144811		
HARDIN CURTIN LUANNE	10/6/2016	<u>D219144810</u>		
CURTIN KEVIN E;CURTIN LUANNE H	10/19/2015	D215237941		

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	\$302,583	\$70,000	\$372,583	\$372,583
2023	\$313,549	\$70,000	\$383,549	\$320,185
2022	\$241,787	\$55,000	\$296,787	\$291,077
2021	\$209,615	\$55,000	\$264,615	\$264,615
2020	\$194,738	\$55,000	\$249,738	\$249,738

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.