



**Address:** [13217 UPLAND MEADOW CT](#)  
**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



**Current Owner:**

HUTCHINS JACK CONNOR  
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	<a href="#">D219144811</a>		
HARDIN CURTIN LUANNE	10/6/2016	<a href="#">D219144810</a>		
CURTIN KEVIN E;CURTIN LUANNE H	10/19/2015	<a href="#">D215237941</a>		

## 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	\$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.