



Address: [6616 MEADOWBROOK DR](#)
City: FORT WORTH
Georeference: 13320--3
Subdivision: EWING ADDITION
Neighborhood Code: RET-Southeast Fort Worth/Everman/Forest Hill General

Latitude: 32.7457039435
Longitude: -97.215528065
TAD Map: 2084-392
MAPSCO: TAR-080A



Google Map or type unknown

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

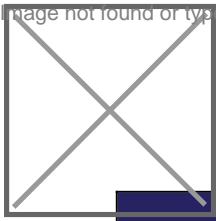
PROPERTY DATA

Legal Description: EWING ADDITION Lot 3
Jurisdictions:
CITY OF FORT WORTH (026) **Site Number:** 80072380
TARRANT COUNTY (220) **Site Name:** KIM'S ALTERATIONS/CLEANERS
TARRANT REGIONAL WATER DISTRICT (223) **Site Class:** RETDryClean - Retail-Laundry/Dry Cleaning
TARRANT COUNTY HOSPITAL (224) **Parcels:** 1
TARRANT COUNTY COLLEGE (225) **Primary Building Name:** KIM'S ALTERATIONS/CLEANERS / 00892041
FORT WORTH ISD (905) **Primary Building Type:** Commercial
State Code: F1 **Gross Building Area+++:** 2,580
Year Built: 1978 **Net Leasable Area+++:** 2,400
Personal Property Account: Multi **Percent Complete:** 100%
Agent: None **Land Sqft*:** 10,010
Notice Sent Date: 4/15/2025 **Land Acres*:** 0.2297
Notice Value: \$193,657 **Pool:** N
Protest Deadline Date: 5/31/2024

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

OWNER INFORMATION

Current Owner:
VILLEGAS FRANCISCO
VILLEGAS JUANA FRANCISCA
Primary Owner Address:
1725 VICKY LN
GRAND PRAIRIE, TX 75052
Deed Date: 2/28/2023
Deed Volume:
Deed Page:
Instrument: [D223032722](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NEU HOSPITALITY SERVICES LLC	3/14/2022	D222067448		
RINEHART MICHAEL R	6/3/2004	D204173423	0000000	0000000
COOPER ART;COOPER FRANCES	6/2/2004	D204173422	0000000	0000000
ART COOPER & ASSOCIATES INC	2/20/1992	00105460001076	0010546	0001076
COOPER ART	12/31/1900	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 ⁺
2025	\$153,617	\$40,040	\$193,657	\$193,657
2024	\$153,863	\$40,040	\$193,903	\$193,903
2023	\$152,046	\$40,040	\$192,086	\$192,086
2022	\$123,832	\$40,040	\$163,872	\$163,872
2021	\$107,960	\$40,040	\$148,000	\$148,000
2020	\$107,960	\$40,040	\$148,000	\$148,000

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

There are no exemptions for this property

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.