



Address: [6625 YOSEMITE DR](#)
City: FORT WORTH
Georeference: 25520-20-18
Subdivision: MEADOWBROOK ESTATES ADDITION
Neighborhood Code: 1B010C

Latitude: 32.74974833
Longitude: -97.214778381
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: MEADOWBROOK ESTATES
ADDITION Block 20 Lot 18

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

Site Number: 01688669

Site Name: MEADOWBROOK ESTATES ADDITION-20-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,303

Percent Complete: 100%

Land Sqft^{*}: 8,960

Land Acres^{*}: 0.2056

Pool: N

State Code: A

Year Built: 1959

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$225,793

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

YANEZ BEATRIZ

Primary Owner Address:

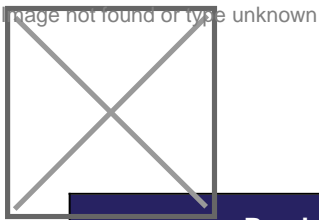
6625 YOSEMITE DR
FORT WORTH, TX 76112-5236

Deed Date: 7/12/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213182027](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	9/6/2012	D213076186	0000000	0000000
WELLS FARGO BANK N A	9/4/2012	D212219931	0000000	0000000
FRANKLIN LAND TRUST	5/16/2011	D211192412	0000000	0000000
FRANKLIN CARL;FRANKLIN GWENDOLYN	3/27/2003	00165370000042	0016537	0000042
FREYBERG KARL L	12/31/1900	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 ⁺
2025	\$175,793	\$50,000	\$225,793	\$127,095
2024	\$175,793	\$50,000	\$225,793	\$115,541
2023	\$165,518	\$40,000	\$205,518	\$105,037
2022	\$149,346	\$35,000	\$184,346	\$95,488
2021	\$135,735	\$25,000	\$160,735	\$86,807
2020	\$111,357	\$25,000	\$136,357	\$78,915

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.